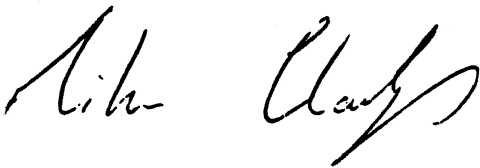


Development Control Committee

Councillors: J. I. Agnew (Chair), R. Alderson, A. Atkinson, M. Campbell, H. Christer, T. Clark (Vice-Chair), B. Cook, G. Coulson, W. Gray, R. Ellis, P. D. Hughes, D. Hume, D. Lavin, O. Milburn, T. Pattinson, S. J. Rothwell, A. Shield, E. Turner, A. Watson O.B.E, T. Westgarth, J. Williams, R. Young.

Dear Councillor,

Your attendance is invited at a meeting of the Development Control Committee to be held in the Council Chamber, Civic Centre, Consett on 5th June 2008 at 2.00 p.m. for consideration of the undernoted agenda.



MIKE CLARK

Chief Executive Officer

Agenda

1. **DECLARATIONS OF INTEREST**

To receive any disclosure by Members of personal interests in matters on the agenda, identify the item on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct.

2. **MINUTES**

To approve the minutes of this panel's meeting held on 8th May 2008 as a correct record. (Herewith 'A')

Attached Documents:

[MINUTES \(A\)](#)

3. APPEAL DECISIONS

To consider the report of the Director of Environmental Services
(Herewith 'B')

Attached Documents:

[APPEAL DECISIONS \(B\)](#)

4. ESH CONSERVATION AREA APPRAISAL ADOPTION

To consider the report of the Director of Environmental Services
(Herewith 'C')

Attached Documents:

[ESH CONSERVATION AREA APPRAISAL ADOPTION \(C\)](#)

[Final Draft \(ESH CAA\)](#)

5. PLANNING APPLICATIONS

To consider the report of the Director of Environmental Services
(Herewith 'D')

Attached Documents:

[PLANNING APPLICATIONS \(D\)](#)

Agenda prepared by Lucy Stephenson Democratic Services

01207 218249 email: l.stephenson@derwentside.gov.uk

19th May 2008

DEVELOPMENT CONTROL COMMITTEE

Minutes of a meeting of the Development Control Committee held in the Council Chamber, Civic Centre, Consett on Thursday 8th May 2008 at 2.00 p.m.

Present

Councillor J.I. Agnew (Chair)
Councillor T. Clark (Vice-Chair)

Councillors A. Atkinson, H. Christer, T. Clark, G. Coulson, R. Ellis, P.D. Hughes, D. Hume, D. Lavin, O. Milburn, T. Pattinson, S. Rothwell, E. Turner, A. Watson, T. Westgarth, J. Williams and R. Young.

Apologies

Apologies for absence were submitted on behalf of Councillors R. Alderson, M. Campbell, G.C. Glass and A. Shield.

89. DECLARATIONS OF INTEREST

There were no declarations of interest submitted.

90. MINUTES

RESOLVED: that the minutes of the meeting held on 17th April 2008 be approved as a correct record with the inclusion of the following under the reasons for refusal of 08/0077.

- The design of the scheme fails to incorporate sufficient amenity space which would be detrimental to the amenity of future occupiers of the property contrary to Local Plan Policy GDP1.

In addition it was noted that Councillor D. Hume was in attendance at the meeting and should be recorded so, further that Councillor J. Williams and P. Hughes returned to the Chamber before application 08/0165 on page 210.

91. THE CODE FOR SETTING SUSTAINABLE HOMES – SETTING THE STANDARD FOR SUSTAINABILITY FOR NEW HOMES.

The Planning Officer presented the report which informed Members of the publication of the new planning guidance on the Code for Sustainable Homes, this code provides a sustainable score rating to new developments. He advised that the Code uses a 1 to 6 star rating system to communicate the overall sustainability of a new home.

He went on to advise that the Code required a minimum standard for energy and water use which falls in line with the Government effort to meet its own target of all new housing to be zero carbon (Code level 6) by 2016.

The Code will be voluntary and the Government hope that if used will provide information to home buyers, and provide easy comparison of new developments in sustainability terms. Buyers of new homes would be informed of the sustainability of the home as part of the Government initiative Home Improvement Pack (HIP).

He went on to advise of the procedures for a code assessment to be undertaken, he further advised that since 1 April 2008 all new housing would be required to meet Code level 3, the Government aiming to lead by example, encouraging the private sector to start using the Code.

In conclusion he advised the Code would also allow future planning policies to be developed to require houses to be built to a specified level of the Code, further that the Government have stated that all the housing must be zero carbon i.e. Code level by 2016.

92. APPEAL DECISIONS

The Director of Environmental Services submitted a report (copies circulated) in respect of the following appeal decision issued by Inspectors appointed by the First Secretary of State:

- (i) Planning Application – Appeal against the refusal to grant Planning Permission for the erection of a 12 metre high Cypress tree monopole, equipment cabinets and ancillary development on land 180 metres south east of the Conifer House at Low Friarside, off the B6310 road, Burnopfield. – Appeal dismissed.

93. PLANNING APPLICATIONS

(1) Public Speaking Applications

08/0132 R ALDRED

Erection of eight self build dwellings, field on the junction of North Road, Bushblades Lane, Stanley.

The Development Control Manager presented the report which recommended refusal of the application. She advised that that the main issue for members to consider was whether the principle of housing on this site was acceptable. The site was currently used as a paddock and therefore regarded as brownfield and previously developed land. She advised that there was residential development on the western side of North Road, but this road formed the limit of residential

development in the area. She advised that although there was some residential dwellings in surrounding the site, Policy HO5 of the Local Plan advises that development should only be permitted in small settlements, including Dipton, if the development does not extend beyond the existing built up area of the settlement.

She advised that as the development did not meet policy guidelines it was therefore seen to be an unacceptable form of development, she advised that in addition the County Highways Officer had raised concerns over the application, however these had not been fully investigated as in the opinion of Officers the contravention of Policy H05 was enough reason alone to justify refusal.

MR HUGH MASSEY: Speaking Against the Application.

Mr Massey advised that he was the applicant's agent, the firm of which had worked within the locality for many years. He referred members' attention to the two photographs which he had provided which showed the site from different perspectives. He advised that this development would be unique to the area due to the type of the buildings and the self build aspect. In addition to this the scheme would comprise of affordable housing with plots being advertised at approximately £85,000.

He further made reference to the recently received report on sustainability of new homes and added that it was their goal to achieve the highest level of energy efficiency with these builds.

He went on to address the significant changes in levels across the site and he added that it should be noted that the industrial site is of a much lower level than the proposed site and is some distance from the existing industrial units.

In addition he added that the site was open and this development should be seen as a special opportunity to develop a small number of unique affordable housing that would be highly energy efficient.

In conclusion he added that any concerns over the safety of the access and highway could be resolved between the developer and the Highways Authority.

In response the Development Control Manager advised that although the developer was proposing highly energy efficient dwellings this did not override the major policy concerns, the site was considered to be in the open countryside and would encroach beyond the settlement limit. She further added that members should also take into consideration possible noise pollution from the industrial units and whether this would affect the residents' quality of life in the future.

Councillor Christer added that in her opinion the site would encroach into the open countryside and she had concerns as there were no details submitted for

details of road widths, access and egress. She further added that she felt that in approving this application a precedent would be set for further development in the countryside.

Councillor Atkinson added that he agreed with the comments of Councillor Christer.

Councillor Turner referred members attention to paragraph 13 of the report which stated that *'the application site is considered to be outside of the settlement limit of Dipton and therefore within the countryside'*. He suggested that on that basis there was no way the application could be approved.

Following a vote being taken it was

RESOLVED: that Planning Application 08/0132 be refused on the grounds that:

- (i) The proposed development would be located outside of the settlement of Dipton, resulting in an unacceptable residential extension beyond the established physical settlement limit, amounting to encroachment into the countryside, contrary to Policies EN1, EN2 and H05 of the Derwentside District Local Plan.
- (ii) The proposed vehicular access to the site would be substandard due to the inadequate visibility and radii at the junction with Bushblades Lane, contrary to Policy TR2 of the Local Plan.

08/0173 FORSTER HALL AND SONS

Erection of one dwelling (outline) (Resubmission), Braken Brae, East Butsfield Lane, East Butsfield, Satley.

The Senior Area Planning Officer presented the report which recommended refusal of the application. She advised that the application sought to replace the existing building, which had at one time been a residential dwelling, however it was thought the dwelling had been uninhabited since the early 1980's. She advised that the committee must determine whether the existing dwelling had been abandoned and to do so; four key questions should be answered. These were contained within paragraph 12 of the report.

She further advised that Council records had been checked and no Council Tax or rates had been paid on the property for some time, nor did the address appear on the electoral roll.

It was the opinion of Officers that the building had been abandoned therefore the application should be determined as if it were a new dwelling in the open countryside, which would contravene Local Plan policies EN1 and EN2.

MR SHUTTLEWORTH: Speaking in Support of the Application.

Mr Shuttleworth advised that he was the applicant's Solicitor speaking on their behalf, he made the following comments in support of the application:

- Proposal for stone and timber dwelling on the same footprint as the existing dwelling;
- Applicants are a long established farming family on the site and the dwelling would be for their own use;
- Reference to abandonment – none of the four factors are conclusive on their own;
- Owners have never asked for the property to be removed from the Council records;
- Access would be taken through the applicant's own land and would be happy to work alongside the Highways Officer to achieve the best solution;
- Natural England are happy with the bat survey report.

The Senior Area Planning Officer made reference to comments made regarding the applicant's intention not to abandon, she advised that if the applicant did not wish to abandon the property rates on the property should have been continued to be paid to ensure the property was connected to water, electricity etc. She made reference to the 4 key factors and added that the application passed only two of the four factors.

She went on to address the style of the property and advised that this was not the problem with the application it was the principle of a house in this location, as there were no surrounding dwellings it could not be considered as in keeping with the neighbourhood as suggested by Mr Shuttleworth.

Councillor Rothwell made reference to paragraph 8 and 9 of the report which outlined the concerns of the bat survey report, she added that in her opinion this could not be taken seriously and a more comprehensive report was required.

Councillor Hughes added that in his opinion no survey was required, the site was clearly in the open countryside and the existing building had been in a state of dereliction for some years. In addition no Council records were held for this property and the proposals contravened Local Plan policies.

Councillor Christer added that she agreed with the above comments as the site was within deep countryside, there were no surrounding dwellings and there were underlying issues with roadways.

Councillor Milburn asked if the proposed dwelling was to be bigger than the existing footprint. The Senior Area Planning Officer advised that the plans submitted showed a larger dwelling on the plot than the existing.

Following a vote being taken it was

RESOLVED: that Planning Application 08/0173 be refused on the grounds that:

The previous residential use of the building is considered to have been abandoned and thus no lawful residential use of the site remains. Therefore the

construction of a new dwelling on the site is considered to be contrary to PPS3, EN1, EN2 and H05 which seek to prevent the harm caused to the countryside through encroachment into the open countryside, which is beyond the built up area of the settlement.

(2) District Council Developments

08/0179 DERWENTSIDE DISTRICT COUNCIL

Entrance feature to include raised planting beds, gates and fencing to proposed new cemetery already granted planning permission. Land to the west of Moorside Community College, Dunelm Road, Moorside.

The Senior Area Planning Officer presented the report which recommended approval of the application. She went through the proposals and showed members a computer generated image of the proposed gateway and raised bedding. She went on to address the issues regarding highways as outlined in paragraph 5, she advised that these had now been resolved and the requirements met.

Councillor Williams asked if there was to be pedestrian access on Sundays.

The Director of Environmental Services advised that two smaller gates would stand either side of the main gates which would be open every day, throughout the year.

Clarification was sought from Councillor Clark on car parking for the cemetery, the Senior Area Planning Officer provided an explanation on the siting of the two car parks.

Following a vote being taken it was

RESOLVED: that Planning Application 08/0179 be approved subject to:-

- Time Limit (ST)
- Approved Plans (ST01)
- A 1.8 minimum width adoptable standard footway, connecting eastwards from the site access to the existing footway on the northern side of Dunelm Road, shall be constructed and available for use prior to the hereby approved development being brought into use.

94. EXCLUSION

RESOLVED on the motion of Councillor E. Turner seconded by Councillor A. Watson that under Section 100(A)(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business

on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 6 of Part 1 of Schedule 12(A) of the Act (as amended).

95. ENFORCEMENT

BFD/2008/00031

Extension to rear of 6 Lapwing Court, Crookgate, Burnopfield.

The Development Control Manager presented a report (copies circulated) which invited the committee to consider an enforcement matter in relation to an extension to rear of 6 Lawping Court, Crookgate, Burnopfield.

Following consideration of the detailed comments of the Development Control Manager it was

RESOLVED: that a Planning Enforcement Notice be issued under Section 172 of the Town and Country Planning Act 1990 (as amended) requiring the extension roofline to be constructed with a splay to run parallel with the existing brickwork / wall to enable compliance with the 45 degree rule and to prevent an unacceptable loss of privacy and amenity to the occupants of number 7, Lawping Court. Time for compliance 4 months.

Conclusion of Meeting

The meeting closed at 3.03 p.m.

Chair

DERWENTSIDE DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

29th May 2008

REPORT OF DIRECTOR OF ENVIRONMENTAL SERVICES

APPEAL DECISION

Appeal against an Enforcement Notice and refusal to grant Retrospective Planning Permission for the change of use of land from agriculture to a mixed use of agriculture and the siting and residential occupation of a caravan at a site to the south west of Peartree Terrace, Burnhope.

-
1. This Appeal relates to an Enforcement Notice issued on the 5th September 2007 following the refusal of retrospective Planning Permission for the change of use of land from agriculture, to a mixed use of agriculture and the siting and residential occupation of a caravan, on the 17th July 2007. The Planning Inspector allowed the appeal and quashed the Enforcement Notice, thereby granting Planning Permission.
 2. The Inspector acknowledged that the appellant had said that they had travelled from the traveller transit site at West Rainton with their children and that the Council was content the appellant had Gypsy status. The Inspector considered the main issues to be the effect of the development on the countryside and the justification for this site for Gypsy and Traveller accommodation.
 3. The Inspector acknowledged the Council's position, that it considered the development to be an encroachment into the countryside, and the Inspector agreed the siting of the caravan and the domestic scene look out of place and significantly intrusive. However, the Inspector noted that the caravan is near a cluster of houses, and the cluster is on the north side of the road near the road junction. As such the development subject to this Appeal is clearly in the open landscape, on the south side of the road.
 4. The Inspector considered the agricultural building would have no purpose other than storage and horse keeping, ancillary to the residential use. The Inspector was also of the opinion that the site would have a domestic appearance given the gated entrance and the parking of vehicles associated with the residential use would be to the detriment of the appearance of the local countryside, contrary to Policies EN1 and EN6. The Inspector also considered the development contrary to Policy EN13 relevant to caravan sites for

travellers, which states that development will not be permitted if it has an adverse impact on the countryside. Therefore the Inspector assessed the considerations which might justify overriding the harm to the countryside.

5. It was acknowledged that there were no available pitches within existing sites. The nearest site at Tower Road, Greencroft is full and a recent study into Gypsy and Traveller accommodation in County Durham concluded that all existing sites within the County are fully occupied. It was noted that in this context, Derwentside had no pressing need for further Gypsy and Traveller sites, given there was no problem with unauthorised sites and very few applications have been received for sites. However the appellant maintained that overcrowding and the waiting list for the Tower Road site indicated a shortage of sites. It was also acknowledged that the appellant's children attend Lanchester Primary School and it was considered by the Inspector that it is essential that they continue to have a settled education.
6. The Inspector noted that the appellant produced no evidence of a search for alternative sites and that the Council indicated the appellant had not approached them about sites on which would be suitable for them to settle on.
7. On balance, the Inspector stated that the harm to the countryside and the clear conflict with the relevant local plan policies weighed heavily against the development. However, it was considered that given the children are of a school age, a settled base would guarantee continuity of education for them. It was acknowledged that it is not unusual for children from the Gypsy community to move schools given the nature of Gypsies travelling from site to site. However in this context it was considered that this cycle of poor education within the Gypsy community needs to be broken and that this matter held some weight.
8. The Inspector considered that there was no alternative site in the area at present for the appellant to go to, and as such if forced to leave the current site in the immediate future, the appellant's family may have to move from site to site. This could lead to an increase in travelling overall, which could result in environmental damage from unauthorised encampment.
9. It was further considered that dismissing the appeal would result in an interference with the occupant's rights under Article 8 of the Human Rights Act to a home and private life. On the other hand, in the view of the Inspector, the likely interference with the appellant's home and family life did not add sufficient additional weight so that support for the development outweighed the serious objections such as to justify a permanent Planning Permission. The Inspector was of the opinion that the protection of the public interest could be achieved by means which were less interfering of the appellant's rights.

10. The Inspector concluded that, given the 'pending' status of Derwentside District Council, and the reasonable expectation that new sites are likely to be identified to meet the need in the forthcoming Development Plan Documents, consideration should be given to a temporary Planning Permission.
11. A temporary Planning Permission would give the appellant a settled site, at least in the short term, which would support the children's continuing education. The Inspector considered the Permission should be for a period of 3 years with the uncertainties of the timetable for site identification. It was concluded that the site should be restricted to one caravan and there was to be no commercial activity to limit the harm to the countryside. In light of this it was directed that the Enforcement Notice should be quashed.

Recommendation

12. Members note the report.

Report prepared by Mr. T Armfield, Student Planning Officer

DERWENTSIDE DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

29th MAY 2008

REPORT OF DIRECTOR OF ENVIRONMENTAL SERVICES

APPEAL DECISION

Appeal against the refusal to grant Advertisement Consent for the erection of one advertising hoarding (retrospective) at 25 Front St, Leadgate

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1. This Appeal relates to an application for Advertisement Consent, which was refused on 13th December 2007 under delegated powers for the erection of one advertising hoarding at the 25 Front Street, Leadgate, Consett. The application was refused on the grounds that the advertisement was highly visible within the centre of the village, and had a negative impact upon the appearance of the streetscene, was not suitable for this village location and therefore was contrary to Policy GDP1 of the Local Plan.
 2. The Planning Inspector dismissed the appeal. He considered the main issues to be whether the illuminated poster panel would affect the character and appearance of the Appeal premises and their surroundings.
 3. The Inspector considered the position and impact of the hoarding upon the premises, stating that the hoarding was the single biggest feature on the building dominating these small premises of domestic scale and overall appearance. It detracted considerably from the new wall and in particular from the setting of the new area of open space and landscaping that had recently been created by the Council.
 4. The Inspector considered its wider impacts which, due to its size and elevated position, he considered the panel to be excessive and out of keeping with what was a predominantly residential area incorporating only a few relatively low key businesses.
 5. The Inspector concluded that the advertisement hoarding with external illumination was detrimental to amenity.

Recommendation

6. This report be noted and Members authorise action to secure the

removal of the advertisement.

Report prepared by Graham Blakey, Area Planning Officer

DERWENTSIDE DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE

29th MAY 2008

REPORT OF DIRECTOR OF ENVIRONMENTAL SERVICES

APPEAL DECISION

Appeal against the refusal to grant Retrospective Advertisement Consent for the erection of a 96-sheet illuminated poster panel on land at Terry's Tyres, Tanfield Lea Road, Stanley.

1. A retrospective application for the erection of a 96-sheet illuminated poster panel on land at Terry's Tyres, Tanfield Lea Road, Stanley was refused under delegated powers by the Council in January of this year. The size of the sign (as erected) was considered by Officers to be excessive and in an overly prominent location relatively close to residential properties. The applicant JCDecaux UK Ltd, subsequently lodged an Appeal with the Planning Inspectorate.
2. The Planning Inspector has dismissed the Appeal. The Inspector considered the main issue to be whether the illuminated poster panel would affect the character and appearance of the appeal premises and their surroundings.
3. The Inspector found that the open forecourt would give the panel, with its overall height appearing to be in the region of 4.5m, considerable exposure. The Inspector was of the opinion that this exposure coupled with the panel's size and illumination, particularly during the hours of darkness, would make the panel very prominent within a largely residential area. The Inspector therefore dismissed the appeal.

Recommendation

4. Members note the Inspectors Decision, and that enforcement action be authorised to remove the poster hoarding.

Report Prepared by Shaun Wells, Senior Area Planning Officer

DERWENTSIDE DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE

May 29th 2008

REPORT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES

ESH CONSERVATION AREA APPRAISAL
ADOPTION

Introduction

1. The purpose of this report is to inform members about the Esh Conservation Area Appraisal and to recommend adoption of this document.
2. Conservation Area Appraisals (CAA) are important documents that define the special character and quality of Conservation Areas and set out proposals to help preserve and enhance them.
3. Esh is the first settlement to have a CAA document prepared for adoption; within the near future the Council will be recommended to adopt CAAs for Blackhill, Shotley Bridge and Burnopfield.

Background

4. Members will be aware that Derwentside has sixteen designated Conservation Areas. The Council has a duty to protect Conservation Areas from inappropriate development and to draw up proposals to help preserve and enhance them. To help achieve this, Derwentside District Council and Durham County Council have produced a Conservation Area Appraisal for Esh.

Comment

5. Esh CAA has been through a draft stage where all households in the Conservation Area were notified about the document and given the opportunity to attend a workshop and to submit comments. Copies of the CAA were placed in the Council Offices in Consett and Stanley, Langley Park Library, and the Post Office and Community Centre in Esh, as well as on the Council's website.
6. The consultation period lasted for one month during January and February of this year. A workshop was held on the evening of the 15th January 2008, which was particularly well attended with around forty attendees. In addition to the feedback gained from the workshop, thirteen residents submitted comments.

7. All comments were analysed and, where appropriate, changes were made to the document. A schedule of all submitted comments and changes to the document, including justifications, is appended to this report and will be available in the same locations as the draft CAA. In the interests of keeping residents informed, all households in the Conservation Area will be sent a letter notifying them of the schedule of changes, subject to Members agreeing to the adoption of the document.
8. Esh CAA will provide a sound basis for decision making by assessing what is important about the place and where improvements can be made. Chapters in the document cover the History and Development of Esh, Architectural Interest of the settlement and Setting and Views. The Management Proposals chapter contains recommendations for the improvement and enhancement of the Conservation Area and its setting.
9. The boundary of the Conservation Area has been amended from the existing 1994 boundary, to include some new areas near Esh Hall and the east end of Front Street, while some properties and a portion of an adjoining field, that bear little relation to the historic form and architecture of the village, have been excluded. A copy of the CAA is appended.

Recommendation

10. Members are asked to adopt the Esh Conservation Area Appraisal.

Report prepared by Stuart Carter, Planning Officer (Development Plans Team)

Analysis of Feedback

This paper analyses the feedback from the consultation on the draft Esh Conservation Area Appraisal and considers the amendments required to the document and follow up actions necessitated by these comments.

Mistakes in text

Mistake	Action required	Action taken
Pg. 30 point 4 – should read no.2 and the Post Office	Amend	Amended
Pg. 30 point 9 – not the old police station – was at no. 3 or 5 Front Street then moved to building adjacent to Elerkin.	Amend	Amended
Fairmead not Farmmead and Highfield both built in 1934.	Amend	Amended
P.14 second bullet point of summary east not west.	Amend	Amended

Useful Historic Information

Information	Action required	Action taken
1940s a fish and chip shop at no. 12 Front Street. Workingmen's club at 8 or 9 Front Street. Co-operative store where current post office is. Ale House was once an off-licence. Post office was located in small cottages adjoining CofE school at one time.	Make amendment to appendix 4.	Amended
Cross on the village green was originally sited in Rowley.	Make amendment to appendix 1	Amended
Fairmead was built for Mrs Heron, the Headmistress of the CofE primary school at	Re-consider proposals to exclude the properties from the boundary	Further on site analysis has confirmed that the properties referred to are not constructed in the traditional materials

the same time as the school and is of similar design.	in light of these comments.	of Esh (stone) and are bungalows, which are is not a characteristic historic building type of the area. They are not considered to have outstanding architectural or historic merit, although they do have stone boundary walls which form an important boundary to the street. Two-storey stone properties form the historic core of this settlement and it is this character that the conservation area seeks to protect. This distinctive character of Esh begins at West House, Front Street. Therefore, it is proposed that these properties are excluded from the conservation area boundary and that the line is drawn to follow the boundary walls of the properties.
Rutters Garth was built by the rutter family whose daughters living in the house until the 1980s.	Make amendment to appendix 4	Amended

Boundary Comments

Comment	No.	Actions required	Recommendations
In agreement with proposals	1111	None	
Do not remove field next to Whitefield House	11	Consider proposal	Designate boundary as proposed in draft document There is little logic in retaining the section of the field as it currently exists. It is clear that the fields to the south of Front Street in this part of the village are important to the amenity of those who live opposite them and their agricultural nature is important to the identify of the village. The field needs to be either included in the conservation area or excluded from it, but in either case must be recognised as an important part of the setting of the village (see below).
Extend as far as Low Esh Farm	111111111	Consider proposal	Designate boundary as proposed in draft document There is a limit to the amount of open space that can be included within a conservation area. In <i>Guidance on the management of conservation areas</i> English Heritage advise "Conservation area designation is not generally an

			<p>appropriate means of protecting the wider landscape” (para 3.16, p. 11). Areas included must be justified in terms of architectural and historic interest and contribution to the special character of the place. English Heritage’s guidance states “The immediate setting of the area also needs to be considered carefully and within reason, included in the boundary, if protection is desirable. The test should be whether a wider area justifies the additional controls that result from designation, or whether it is more a matter of adding an appropriate policy and/or applying normal development controls in a way that respects the character and appearance of the conservation area” (para 3.15, p.11).</p> <p>Conservation area controls are designed to protect historic built form, trees and spaces that form part of the historic character of an area. The area has few trees and the farm buildings, although of some age, are divorced from the core of the village which this conservation area seeks to protect. The field is a very important part of the setting of the village, as are a number of other fields that surround it, maintaining its agricultural and rural identity. However, it is unlikely that conservation area controls will be able to offer significant protection to it. The main concern expressed during the public consultation is that by not including this field within the conservation area, the potential for housing development to take place is opened up. However in reality, conservation area status does not in itself prevent development – it merely seeks to ensure that all new development respects the interest and character of the place.</p> <p>Planning Policy at the National, Regional and Local level (as contained in the Local Plan for Derwentside) aims to focus new development in sustainable locations and within the built-up framework of settlements, with a preference for brownfield sites. For Esh Village this would preclude the possibility of development occurring outside of the existing extent of the settlement.</p>
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			It is important, however that this space is recognised as being of importance to the setting of the conservation area and views into and out of the village and that this is clearly stated within the document (the document needs to be redrafted to this effect). Its open nature is a valued part of the local environment and needs to be clearly recognised. PPG15 <i>Planning and the Historic Environment</i> states that the effect of proposed development outside a conservation area on its setting, or on views into or out of the area, is a material consideration which should be taken into account by the local planning authority when considering the planning proposals. Therefore, clearly identifying the area as significant will inform planning decisions and strengthen arguments to maintain this open aspect of the village.
Extend to include whole village	11111	Consider proposal	Designate boundary as proposed in draft document The village has a mix of built form, some historic and some very ordinary and modern. Including all of the village within a conservation area means that areas would be incorporated that have little or no historical or architectural merit, which would weaken the strength of character of the conservation area as a whole and make it more difficult to protect and conserve the historic core. It would essentially weaken the designation.
Include Farmland to north and south	1	Consider proposal	Designate boundary as proposed in draft document Including landscape within a conservation area is not an appropriate way to protect it, as discussed above. However, it is important that the surrounding fields are very important to the rural, agricultural identify of Esh and this should be clearly stated within the document. The area to the north of the village is designated as an 'Area of High Landscape Value' under Policy EN6 of the Local Plan. This again does not prevent development, but is designed to ensure that any development that takes place pays particular attention to the landscape qualities of the area.
Include up to Esh Laude / Esh Rectory for greater tree protection	11	Consider proposal	Designate boundary as proposed in draft document Esh Laude and Esh Glebe House are both listed buildings which offer them a much higher level of protection than conservation area status. The inclusion of these in the conservation area would not give them any

			additional protection, and would necessitate the inclusion of areas that do not contribute to the historic interest of the place, thus weakening the designation. The area around Esh Glebe House stretching out towards Esh Laude and incorporating some of the field to the north-west is covered by a Tree Preservation Order (TPO), so important trees in the area are already protected.
Hillcrest	11	Consider proposal	Designate boundary as proposed in draft document Hillcrest dates from the 1930s and holds no particular architectural or historical value for Esh conservation area, which centres on its medieval form.
Include Woodbine Cottage and Consett Terrace	11	Consider proposal	Designate boundary as proposed in draft document Woodbine cottage is an interesting property of some antiquity, appearing on the first Ordnance Survey map of the mid 19 th century, at which time it was situated opposite Esh Coal pit. It is a building of character constructed in the traditional materials of the area, although it has undergone some alteration. However, it is, and always has been, divorced from the historic core of the village. Due to this separation and subsequent infill development, including it in the conservation area would weaken the strength of the designation by including areas of lesser character. Conservation areas are designed to protect areas, not individual buildings. Consett Terrace is a terrace of early 20 th century stone buildings. These have undergone a high level of alteration, which has served to weaken their character and interest. There is a strong change in character along the street as Epacris, Stone Brow, Ale Store and Elerkin are reached. Past these to the east the built form is less coherent and consequently the character is notably weaker.
Retain boundary around Fairmead and Highfield as existing.	1	Consider proposal	Designate boundary as proposed in draft document Further on site analysis has confirmed that the properties referred to are not constructed in the traditional materials of Esh (stone) and are bungalows, which are is not a characteristic historic building type of the area. They are not considered to have outstanding architectural or historic

			merit, although they do have stone boundary walls, which form an important boundary to the street. Two-storey stone properties form the historic core of this settlement and it is this character that the conservation area seeks to protect. This distinctive character of Esh begins at West House, Front Street. Therefore, it is proposed that these properties are excluded from the conservation area boundary and that the line is drawn to follow the boundary walls of the properties.
Reinstate western edge of village	111	Consider proposal	Designate boundary as proposed in draft document The character of the western edge of the settlement, with the exception of Esh Glebe house dates from the mid to late 20 th century and do not contribute to the historic or architectural interest of the core of the village. Consequently, the inclusion of this area is not justified in terms of architectural or historic interest or character. Esh Glebe House is a listed building and has a higher level of protection than conservation area status can offer.
Include farmland to south of Front Street	1	Consider proposal	See above
Why include the area to the south of Esh Hall Farm	1	Consider proposal	The boundary currently cuts arbitrarily through the space following the line of a fence that has now been removed. To make the boundary more logical it is proposed to include the whole of the area, which historic maps indicate has been a defined space separate from the fields that surround it since the mid- late 19 th century. It forms part of the setting of Esh Hall. Extend as proposed.

What is it important to protect?

Comment	No.	Proposed Action	Action taken
All of it	1	Consider boundary proposals	See above
Buildings of historical significance	11	Covered in existing draft	None required
Village cross	11	Covered in existing draft	None required
Esh Hall gates	1	Covered in existing draft	None required

Trees - all	111	Covered in existing draft	None required
Open grazing farmland to south important for views	1111	Consider boundary proposals	Identified as important to the setting of the conservation area and views into and out of it.
Village green	11	Covered in existing draft	None required
Hall road dwellings	1	Covered in existing draft	None required
Front Street	1	Covered in existing draft	None required
Church`	11	Covered in existing draft	None required
Pub	1	Covered in existing draft	None required
Hall	1	Covered in existing draft	None required
Paddock	1	Covered in existing draft	None required
Trees leading up to hall	1	Covered in existing draft	None required
Surrounding farmland	1	Consider boundary proposals	Identified as important to the setting of the conservation area and views into and out of it.
Areas around public footpaths	1	The existence of footpaths that offer ways of experiencing the conservation area have been identified in the draft. The scope of the document means that it cannot include footpaths that are situated outside of this area.	None required.
Peace and tranquillity	1	Include as part of character analysis	Words integrated into text of summary of character and activity and movement sections of the document.
Views to the south of Whitefield house.		Resurvey the views across this field and identify their importance, as considered also in the boundary comments section.	Identified as important to the setting of the conservation area and views into and out of it.

Issues / Detractions

Comment	No.	Proposed actions	Action taken
Road surface of Hall Road - Parking causing damage to village green, fence and verge	11111	Mentioned in document. Pass comments on to Urban and Rural Renaissance Team (URR) of Durham County Council, which is considering environmental	The section on issues regarding surfacing of Hall Road has been strengthened in document. Comments passed on to URR

		improvements in the area.	team.
Noise of clay pigeon shooting	1	Not relevant to a planning document. Pass on comment to Environmental Health, Derwentside District Council.	Concerns passed on to Environmental Health.
Sports and Art Centre (Community Hall)	1111	Mention in document as a detraction on the outskirts of the conservation area and express the need to ensure that the setting of the conservation area is a consideration in determining applications in its immediate environment.	Added to issues section of the appraisal.
Tree planting to south of Green Court	1	This is a not a planning issue that can be dealt with in this document.	
Footpaths to and from village need repair	1	This is not something that can be covered in the conservation area appraisal as most fall outside its confines. Pass comments on to URR team, which is considering environmental improvements in the village.	Comments passed on to URR team.
Floodlights to school field	11	Covered in existing draft	None required
Parking on Front Street	1	Not relevant to this planning document – pass concerns onto highways and URR team.	Comments passed onto URR team and highways
Speeding on Front Street	1	Not relevant to this planning document – pass concerns onto highways and URR team.	Comments passed on to URR team and highways
Unused area next to Post office	1	Covered in existing draft	None required
Substation on Green Court	1	Outside of conservation area, therefore not relevant.	None required

How to Conserve the Area

Comment	No	Action proposed	Action taken
Extend the conservation area to whole village	111	Consider boundary proposals	See boundary comments section.
Noise control for pigeon shooting	1	Not relevant to a planning document. Pass on comment to Environmental Health, Derwentside District Council	Comments passed on to Environmental Health
Look at paths and kerbs	1111	Mention in document. Pass comments on to URR team, which is considering environmental improvements in the area.	Mentioned in issues section of document and comments passed on to URR team.
Parking solution for Front Street	11	Not relevant to planning document – pass concerns onto highways and URR team.	Comments passed on to URR team and highways.
Plant more trees	1	Not relevant to planning document – pass comments onto URR team, which is proposing environmental improvement works in area.	Comments passed on to URR team
Removal of trees to south of Green Court	11	Not relevant to this planning document.	
Persuading local landowners to cooperate with grants	1	Not relevant to this planning document.	
No more residential development on greenfields	11	Identify the importance of fields surrounding the village to its setting to ensure that this is given adequate weight in planning decisions.	Area highlighted in views and vistas section as being an important part of the setting of the village.
Consultation with residents	1	Ensure that this is included in the management proposals section of the document.	Redrafted section in management proposals to reiterate this point.
Do not allow poor quality development like community hall in village	1	The aim of the document is to improve the quality of development in the village.	
New developments to reflect local materials and character	1	This is the aim of the document, by identifying them, more informed planning decisions can be made.	

Traffic calming and mobile police cameras on Front Street	1	Not relevant to planning document – pass concerns onto highways and URR team.	Comments passed on to highways and URR team.
Better controls on levels of lighting – security lighting particularly	1	This should be delivered using existing planning powers and policies.	
Protect farmland surrounding village	1	Consider boundary proposals. See boundary comments section.	Area highlighted in views and vistas section as being an important part of the setting of the village.
Beautify area around village end of Hall Road	1	Highlight in management proposals alongside condition of hall road – pass comments onto URR team.	Highlighted alongside condition of hall road in management proposals section of draft. Comments passed on to URR team.
Improve verge on left side of Front Road on approach from Durham	1	General maintenance issue, which is not relevant to this document.	
Council should adopt Hall Road – there is no known owner.	1	Not relevant to this planning document. Pass comments onto highways and URR team.	

How can resident help

Comment	No.	Proposed action	Action taken
Park in own drives	1	Not relevant to document	None required
Lawns and flowerbeds to front gardens	1	Can't control how people landscape gardens as PD, therefore not relevant to document and cannot be included.	None required
Details – replacement of upvc with wood	1	Already covered in draft.	None required
Council to provide better information and communication. Point of contact	1	Ensure that consultation is included in management proposals alongside information section.	The draft has been amended to reiterate this point in the management proposals section.
Provide information on how to maintain and reinstate traditional features	1	Already covered in draft.	None required
Listen to residents e.g. over community hall and floodlights	1	Ensure that consultation is included in the management proposals section of the document.	The draft has been amended to reiterate this point in the management proposals section.
Residents to oppose any changes that spoil the village	1	Ensure any information sent out to residents about living in a conservation	The draft has been amended to reiterate this point in the management

		area (management proposal) includes information about how to engage in the planning process and comment on applications.	proposals section.
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Other suggestions / comments

Comments	Proposed actions	Actions taken
Insert quality village signs	Not relevant to this planning document. Pass comments on to URR team.	Comments passed on to URR team.
Alterations, modernisations and individualisms are what makes them what they are and adds to their attractions – they lose that uniformity that makes council and other modern housing estates so unattractive. Vernacular buildings have always had a tendency to ‘grow like Topsy’.	Ensure that it is made clear in the document that conservation areas should not stop change, simply control it.	Draft amended to include a sentence about this in the introduction.
Distinction between Greenfield land and land in a conservation area unclear	Ensure that the definition of a conservation area is clearly defined in document. Conservation areas do not stop development.	Draft amended to state that conservation area status doesn’t prevent change / development in the introduction.

Priority of management proposals

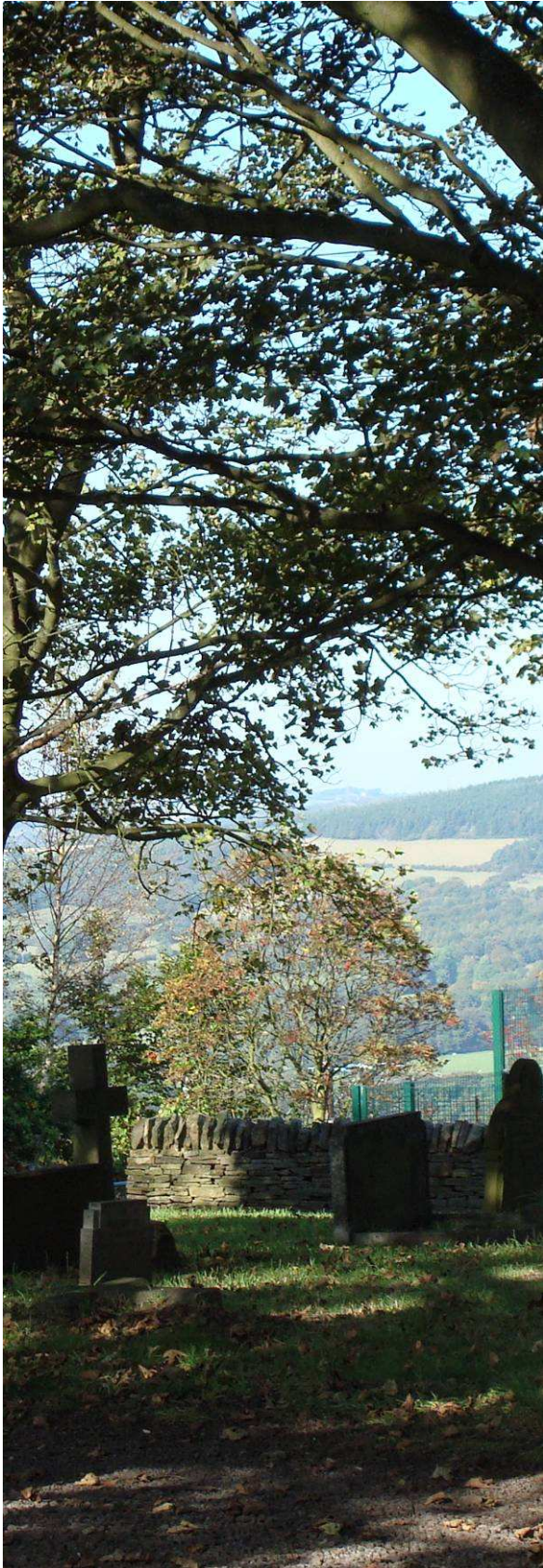
There was general agreement with the management proposals put forward in the document.

There was one objection to the potential of increasing planning controls over alterations to properties.

It is clear that the improvements to Hall Road are the priority for the local community, as well as reducing overhead wires and protecting the setting of the village.

ESH CONSERVATION AREA APPRAISAL





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Consultation

To be successful a conservation area relies on the support of the community and it is important that the local authority and the community work together to maintain and enhance the special interest of Esh.

To this end, this document has been subject to a period of public consultation, which sought to raise awareness of the conservation area within the village, and give the local community the opportunity to contribute to its content.

- A draft document was prepared and made available to key interest groups and local residents.
- Local residents were leafleted to ensure they were aware that the consultation was taking place.

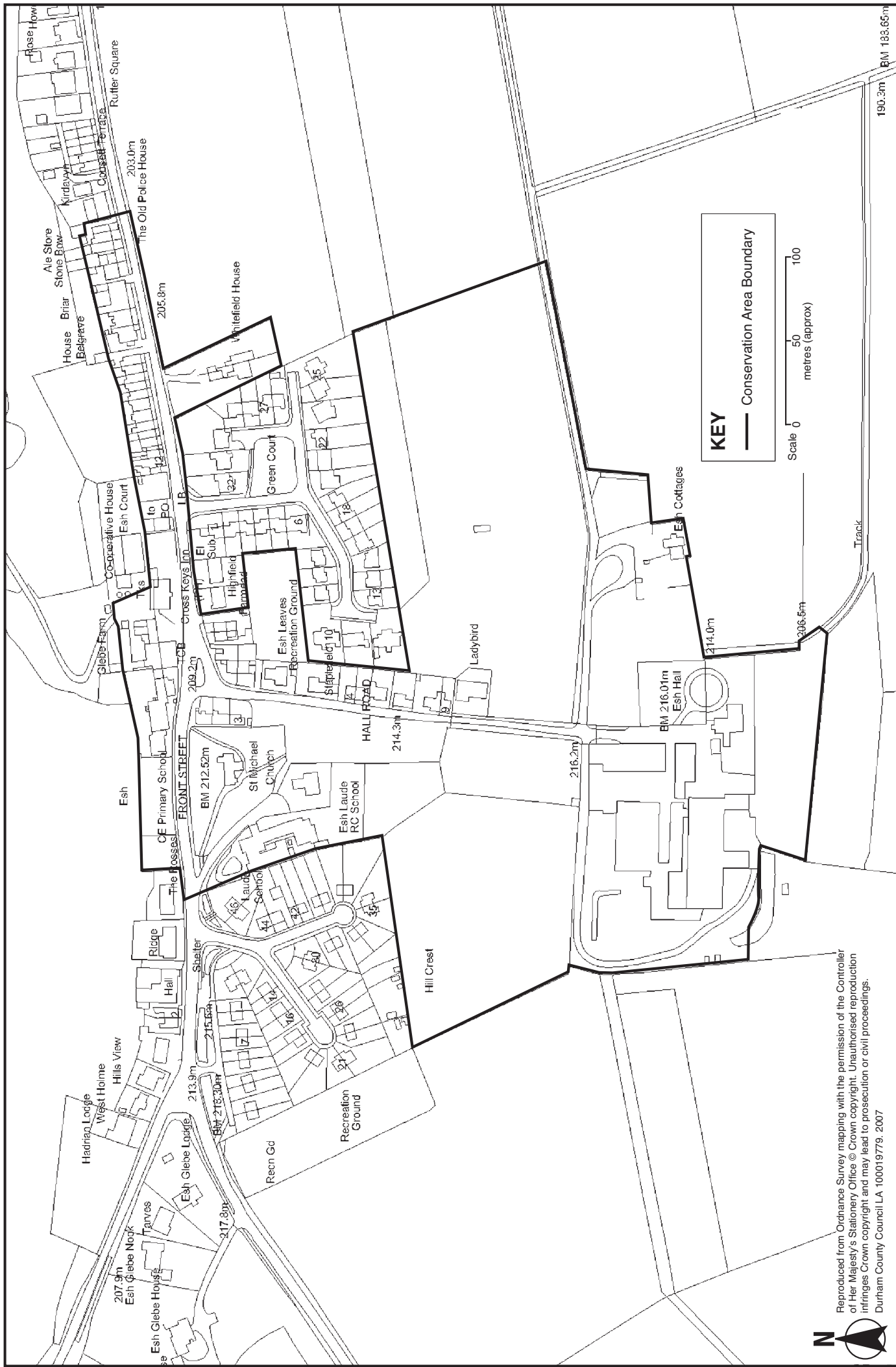
Comments sheets were sent out to give people the opportunity to express their opinions.

- A public meeting was held at Esh Community Centre on 15th January 2008. The event was opened with a presentation highlighting the purpose of conservation areas and conservation area appraisals, and was followed by a round-table workshop session.
- The feedback received during the consultation was analysed and where appropriate amendments were made to the document.



View of Esh from the field to the south – identified as a valued aspect of the village during the public consultation exercise

ESH CONSERVATION AREA MAP



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190.3m BM 183.65m

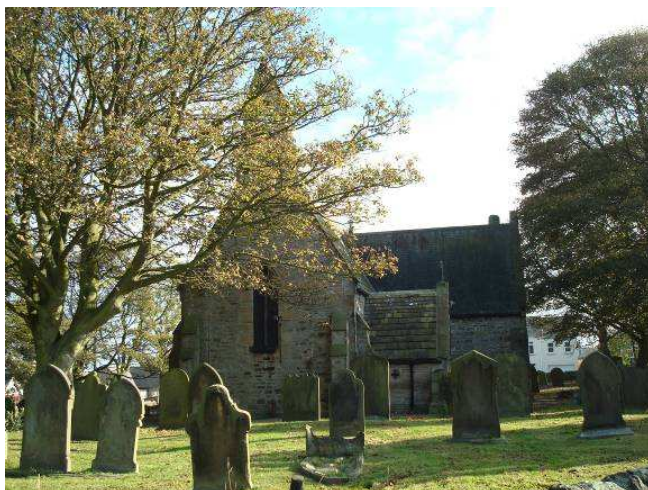
Introduction

Esh Conservation Area

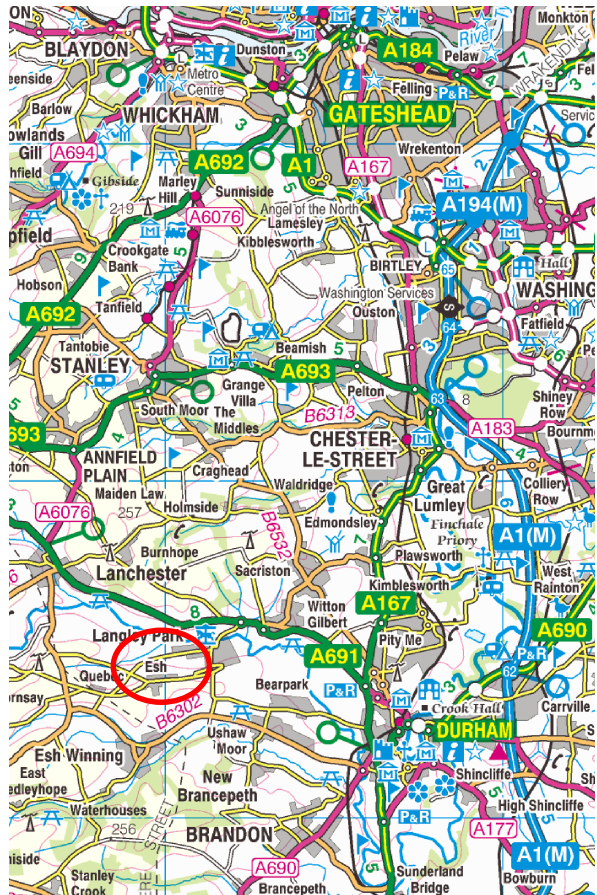
Esh is an ancient hilltop village, situated on a ridge that separates the valley of the River Browney and the River Deerness, about 5 miles west of the City of Durham. The conservation area covers an area of approximately 9¼ hectares of its historic core, incorporating Esh Hall Farm, the village green and the parish church, all of which are believed to have medieval origins, and its 19th century development. Despite the two 20th century housing estates that are now situated on its outskirts, the village retains a pronounced rural identity and a strong connection with the surrounding landscape.

Esh conservation area was originally designated in October 1975 and was amended in 1994 and again in 2008.

Esh gives its name to a ward and a parish. The ward covers Esh itself, Quebec, Ushaw and Langley Park. It is a rural ward, the population of which stood at 5,034 in 2001. The population of the settlement itself was 465 at that time.



The parish church, the village green and Esh Hall Farm form the ancient core of Esh conservation area



Location Map

Esh Conservation Area Appraisal

This conservation area appraisal has been produced by Derwentside District Council and Durham County Council, to assess the features and qualities of the area that make it special, and consider how it can be effectively preserved and enhanced.

The document will be used to provide a consistent and sound basis upon which to determine planning applications in the area and to raise awareness of the special character of Esh. The purpose of conservation area status is not to prevent change, but to manage it in a sensitive manner that takes into account the history and character of the place.

No appraisal can be completely comprehensive and omission of any particular building, feature or space should not be assumed to imply that it is not of interest.

Planning Policy Framework

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 69, Planning (Listed Buildings and Conservation Areas) Act 1990).

National Legislation and Guidance

Conservation Areas were first introduced into British legislation by the Civic Amenities Act of 1967.

Conservation areas are now designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 (<http://www.ospi.gov.uk>). Planning Policy Guidance 15: Planning and the Historic Environment (1994) (<http://www.communities.gov.uk>) offers advice on the implementation of the Act.

Local authorities are responsible for designating conservation areas. They have a statutory duty to review historic areas from time to time, in order to ascertain if further designations are deemed appropriate. Designation brings with it a number of controls and duties:

- In exercising its planning function, the local authority is required to pay attention of the desirability of preserving or enhancing the character or appearance of the conservation area.
- The local authority has a duty to formulate and publish proposals for the preservation and enhancement of the conservation area.
- In conservation areas permission must be sought from the local authority for making certain changes that would not require permission elsewhere. These include certain types of cladding, inserting dormer windows, and putting up satellite dishes that are visible from the street.
- Consent must be sought from the local authority to totally or substantially demolish any building within a conservation area.

- Notice must be given to the local authority before undertaking works to trees in conservation areas.
- Certain categories of ‘deemed consent’ advertisements which may have a significant visual impact are not permitted for display in a conservation area without the local authority’s consent.
- The local authority has the powers (under Article 4 of the General Development Order) to control development that would normally not require permission.

Regional Planning Policy

Regional Planning Guidance 1 for the North East (RPG1) (<http://www.gos.gov.uk>) was published by the government in 2002. This emphasises the importance of the historic environment. This is to be replaced by the Regional Spatial Strategy, which is currently in draft form (<http://northeastassembly.gov.uk>). Policy 34 of the strategy relates to the historic environment and refers specifically to the preparation of conservation area appraisals.

Local Planning Policy

Local planning policies relating to conservation areas are currently contained in the *County Durham Structure Plan 1991 – 2006* and *Derwentside District Local Plan, January 1997* (<http://www.derwentside.gov.uk>). Saved Policy EN14 of the local plan is particularly relevant. The government reorganisation of the planning system means that the structure plan will be superseded by the Regional Spatial Strategy and the local plan will be replaced by the Local Development Framework, currently being prepared by Derwentside District Council.

Summary of Special Interest

The interest of Esh lies in the survival of its ancient historic core, which is centred on the village green and includes a number of architecturally outstanding buildings; its hilltop location; and its strong agricultural village identity. Its character is derived from the form and layout of the place and the interaction between its buildings, its spaces, and the surrounding countryside.

The unique location of Esh is one of its fundamental characteristics, to a large extent dictating its form and identity. Situated on a narrow ridge of land that separates the Browney Valley from the Deerness Valley, the village has spectacular views over the surrounding countryside. Farmland encircles the village, forming an essential component of its agricultural character. Its elevated position makes it a highly visible landmark from many vantage points in the valleys below.

The historic core of the village centres on Esh Hall Farm, St. Michael's Parish Church and the village green, which are all believed to have medieval origins. During the nineteenth century the village developed along Front Street in a ribbon form, a form that it largely retains to this day. Relatively little later development has occurred in the heart of the village; that which has taken place has largely been on the periphery and has not compromised its historic layout or its connections with the surrounding countryside.

Today Esh is predominantly residential in nature, although its agricultural identity is still discernable. It is a relatively peaceful and tranquil rural village. Esh Hall Farm and Glebe Farm, situated in the core of the village, continue to operate as working farms. The settlement provides a range of services for its residents and those of surrounding areas, including a post office, public house and schools, all of which are concentrated in the heart of Esh and contribute to its vitality.



The village green: the conservation area focuses on the ancient core of the village, which centres on Esh Hall Farm, the village green and the parish church

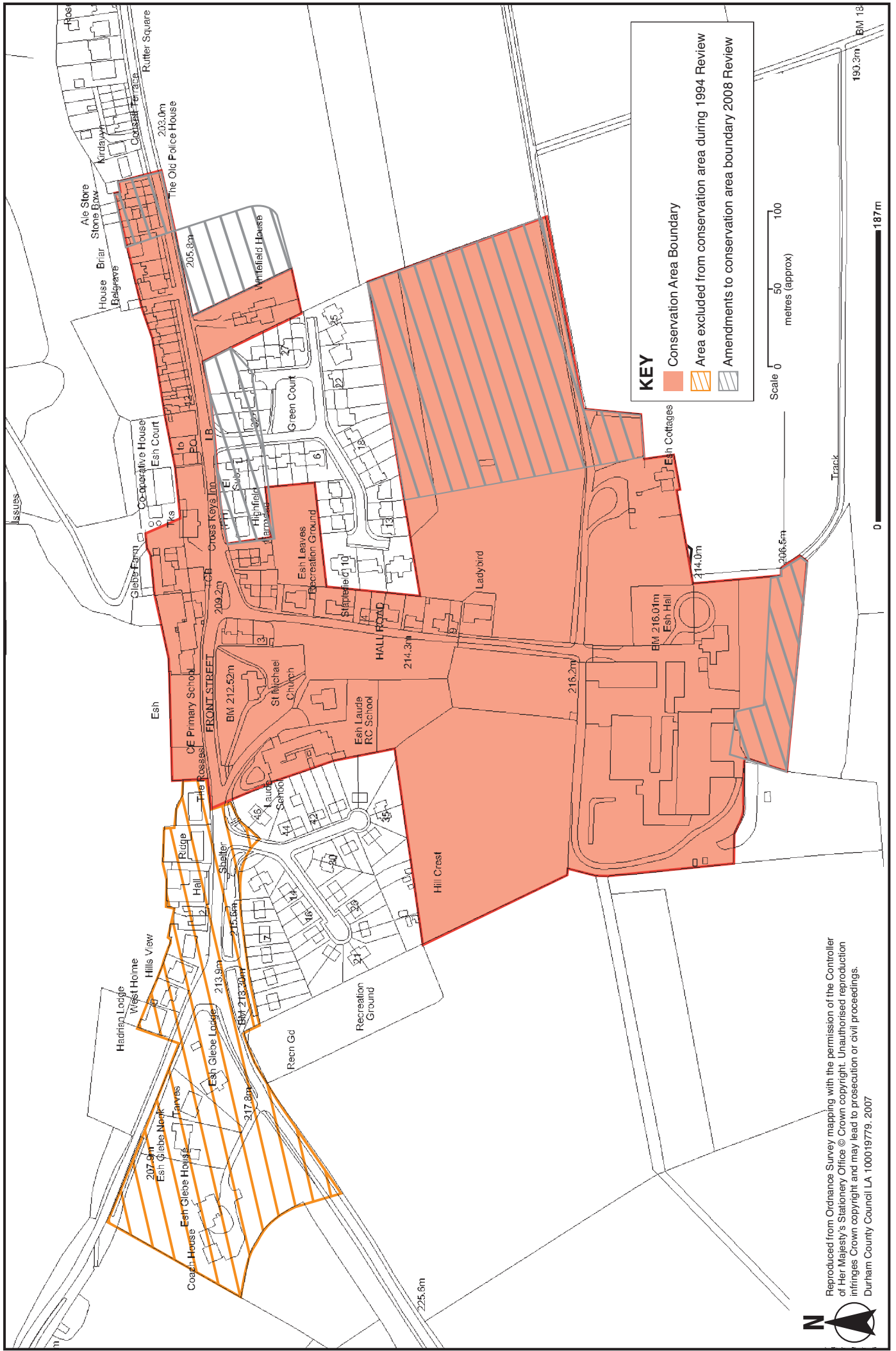


View from the grounds of Esh Hall Farm: despite 20th century development on the periphery of the village, there remains a strong connection between the historic core of the village and the landscape in which it is located



The Cross Keys Public House: the village heart is defined by the existence of a number of facilities, including a public house, post office and schools

ESH BOUNDARY ALTERATIONS MAP



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Boundary Changes

Esh Conservation Area covers most of the village that dates from the nineteenth century or earlier, excluding the twentieth century developments that have taken place on the periphery.

The original boundary extended to the west along Front Street as far as Esh Glebe House. This area was removed from the conservation area in 1994 on account of new development, which had undermined the historic character of this part of the village.

The boundary of the conservation area was again reviewed in 2008, at the time of the preparation of this document. A number of further amendments took place at this time.

- Fairmead, Highfield, 1-2 and 30-32 Green Court were excluded from the conservation area boundary – Fairmead and Highfield are 1930s bungalows and Green Court is part of a 1970s housing estate. They bear little relation to the form, architecture or materials that constitute the historic core of Esh village.



Fairmead and Highfield

- The section of field to the east of Whitfield House was excluded from the conservation area boundary – there are no features of interest to protect in this piece of land and the boundary here did not follow a legible line. However, the whole field is recognised

to be of importance to the setting of the conservation area.

- The conservation area boundary was redrawn to include the entire garden to the south of Esh Hall – this was to make the boundary more legible on the ground and reflects historic boundaries that have existed since the late 19th century.
- The field to the east of the entrance to Esh Hall was included in the conservation area boundary – this was to make the boundary more legible on the ground, whilst ensuring that trees in the west of the field are protected.
- The conservation area was extended to include Rutters Garth, Eparcis, Stonebrow, Ale Store and Elerkin on Front Street - these are predominantly terraced with slate roofs and are akin in character to those immediately to the west. The early 20th century Rutters Garth is a particularly interesting property and is surrounded by characteristic stone walls that were at one time topped by iron railings. There is a discernable change in character past this group of buildings.



Eparcis, Stonebrow, Ale Store and Elerkin, Front Street

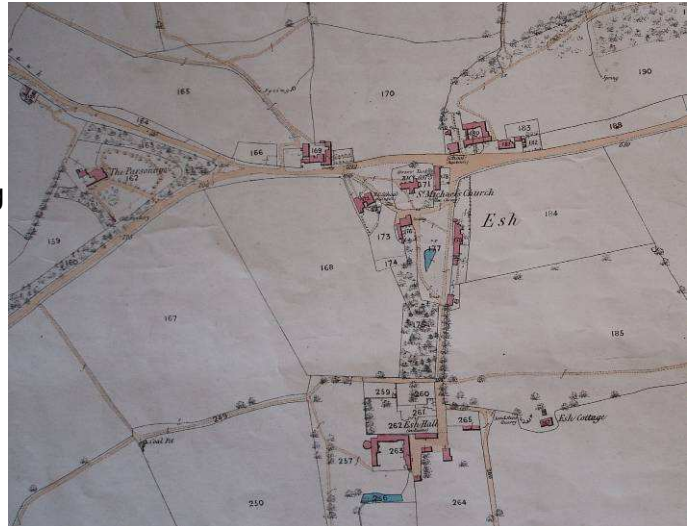
Historic Development

Esh is an ancient settlement with its roots in Anglo-Saxon times. It originated as a compact agricultural village centred on Esh Hall Farm. In the mid-19th century the village was a small collection of agricultural buildings and cottages, a church and 2 schools. By the end of the century, a coal pit was opened to the east of the village and more industrial style terraced housing had been constructed.

The first recorded evidence of Esh as a place was a mention of a chapel there in a charter dating from 1283. It is believed that Esh dates from Anglo-Saxon times and it is widely held that its name is Anglo-Saxon meaning Ash Tree, with the spelling reflecting the Northumberland dialect. There is some debate, however, as to whether the place gave its name to the family of de Eshe who owned land in the area from at least the 1300s until the reign of Henry VIII or visa versa.

The village was a typical small medieval village, where life was dominated by agriculture. The present church that dates from the 18th century stands on the site of a medieval chapel and effigies dating from this time can be seen within it. A medieval Esh Hall was once situated in the grounds of the present hall and it is likely that the village green has medieval origins.

The lands and estate of Esh devolved by marriage to Sir William Smythe of Nunstainton during the 16th century. The Smythes were an eminent local family and Edward Smythe was made a baronet by



1856 Ordnance Survey Map covering Esh

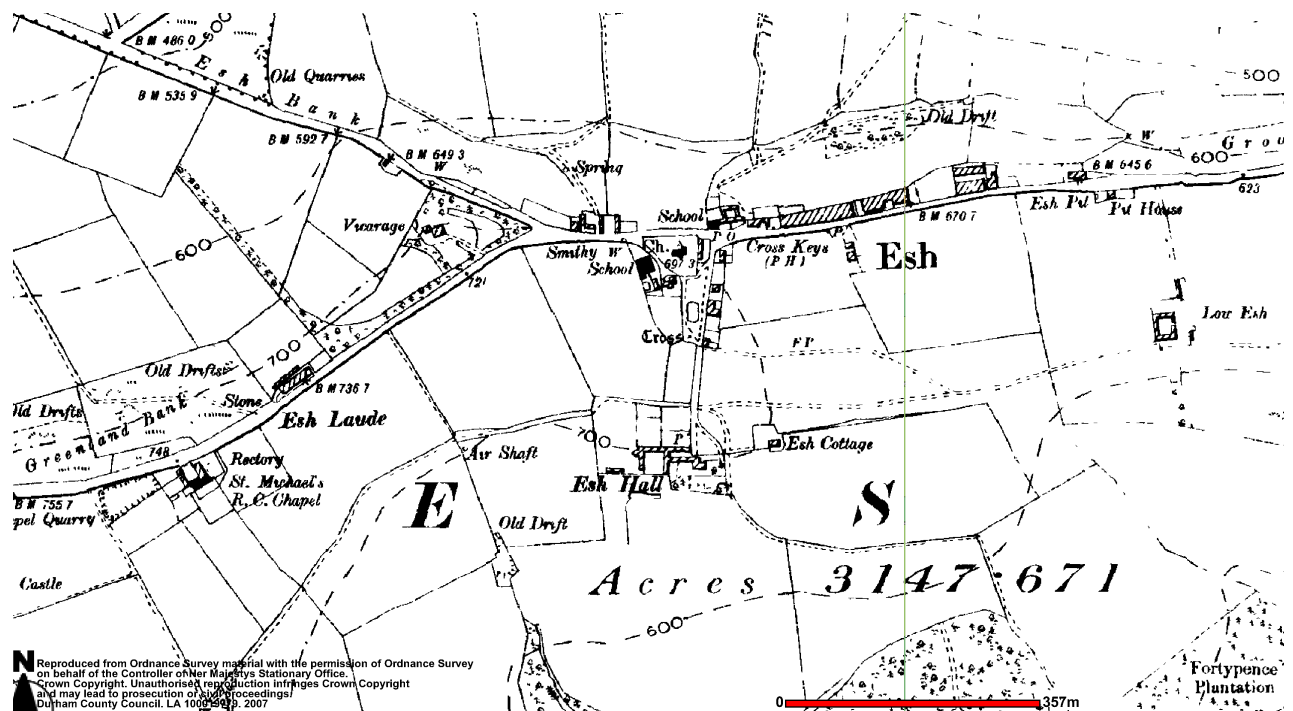
Charles II in 1661 because of his fathers support and suffering. It is believed that Edward was responsible for constructing the 17th century Esh Hall, but his descendents soon deserted Esh for Shropshire. The house became derelict and was replaced in the 19th century by the existing hall.

Esh was formerly a chapelry dependent on



Photograph of Esh dating from c. 1960

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1898 Ordnance Survey Map

the Collegiate Church of Lanchester, but became a separate parish in 1768.

By the mid 19th century, as is evident from the 1856 Ordnance Survey map, Esh consisted of only a few houses, 2 schools, a public house and 2 smithies. The church fronted onto a village green with a cross and estate worker's cottages. During the nineteenth century the village evolved into the form that we recognise today, some earlier buildings were demolished and stone terraced properties, typical of the age were constructed along Front Street.

During this century, as in much of County Durham, coal mining became increasingly important to the local economy. There is a pit marked on the turn of the 19th / 20th centuries Ordnance Survey maps to the east of the village. Local facilities were also extended. In 1836, the old school was built, which was further extended in 1928. One of the claims to fame of the village is that the British astronomer Temple Chevallier served as the perpetual Priest here. He was responsible for

founding the village school and restoring the church.

Historically, the most significant part of the village is undisputedly the area around Esh Hall and the Church, where the older buildings are of great interest and the layout of the village testifies to a bygone way of life. However, most of the surviving built form dates from the 19th century. 20th century development that has taken place, including two housing estates, has been on the periphery of the village and has not impacted on its historic layout, making its development easy to read and understand.

Key dates

- 1283 – first documentary evidence of the existence of a chapel at Esh.
- 1687 – construction of first Esh Hall
- 1768 – Esh became a separate parish
- 1770 – St. Michael's Church built on site of a medieval church
- 1835 – Temple Chevallier became perpetual Priest at Esh
- 1836 – Village school built
- 1857 – Esh Hall rebuilt
- 1900s – growth of coal industry in the area

Architectural Interest

The centre of Esh contains an interesting mix of buildings that contribute to its village identity. The more architecturally interesting buildings are nestled together in the core of the settlement, where simple two-storey stone properties sit adjacent to the more elaborately designed St. Michael's Parish Church, Esh Hall and Esh Laude Roman Catholic School, and the distinctive Cross Keys Inn. Front Street is dominated by simple stone terraced properties, which, in contrast, are not architecturally outstanding, but do typify the building tradition of the age and contribute to the historical understanding of Esh.

The oldest surviving buildings in Esh date from the 17th and 18th centuries and are grouped together around the village green and Hall Road, forming the core of the old village. It is the grander structures of this age that have survived; most of the simpler workers housing has been demolished and replaced over the course of time.

Some of the buildings are recognised to be of national interest and are protected as Listed Buildings. These are St. Michael's Church, Esh Hall, a 17th century cruck barn close to Esh Hall, the gatepiers to Esh Hall, and the village cross (see Appendix 1).

Grouped with these are a number of buildings of the late 18th century / early 19th century, the majority of which reflect the local vernacular building tradition. Grange Farm house and the Cross Keys Inn are particularly noteworthy. These are two storeys in height with pitched slate roofs and simple stone lintels and cills to openings (The Cross Keys Inn is now rendered and painted). This form of architecture is continued in the cottages of Hall Road. Numbers 1-3 are a prominent terrace of stone cottages situated on the corner of Hall Road and Front Street. They have undergone some alterations in recent decades that have undermined some of their interest, but they continue to form a focal point of the settlement. The east side of Hall Road is dominated by two-storey detached and semi-detached stone cottages that have distinctive shallow pitched slate roofs with overhanging eaves.

Esh Laude Roman Catholic School is unique within the village. Dating from



The Cross, Esh Village Green – Grade II listed building and scheduled ancient monument



Glebe Farm House, Front Street – a traditional stone farm house in the centre of the village



1-3 Hall Road – terrace of early 19th century workers cottages that contribute greatly to the rural scene

1795 and situated in the heart of the settlement, this two-storey stone building is designed in a style that reflects the tastes and fashions of the time, with gothic style pointed arch and transomed and mullioned windows. Despite extensive rear extensions, the building is critical to the character of the historic core of Esh.



Example of a 19th century terrace that dominate Front Street

Front Street is dominated by 19th century terraced properties, the majority of which have now been greatly altered. They are constructed of stone, with stone

lintels and cills to openings, and slate roofs with red brick chimneys. They are not architecturally outstanding, but do

illustrate the historical development of the village and form an important part of the image of Esh when entered from the east. Unfortunately, alterations undermine their quality, for example, inappropriate windows and doors, rendering and painting of elevations, and the addition of features such as porches, all which detract from the rhythm of their frontages.

Architectural Details

Generally the buildings in the village are relatively simple in design, with the exception of a small number of more elaborate buildings, described above. Details of these simpler buildings include:

- Stone lintels and cills to openings
- Vertically proportioned windows
- Brick chimney stacks
- Stone gable copings and kneelers to the roofs of some properties
- Overhanging eaves to properties on Hall Road

Built Form & Layout

The way that the buildings relate to the spaces that surround them and the topography of the area complements their architecture to create the overall character of different areas of the village. It is possible to divide the conservation area into two discrete areas: the village core, where buildings are generally detached or semi-detached and set in relatively large gardens or grounds, and Front Street, where there is little open space and the tight built form of the terraced properties means that open space is very limited.

The Village Core: Hall Road and the Village Green

Hall Road leads from Front Street, the principal thoroughfare through the village, adjacent to the village green to Esh Hall Farm. Esh Hall Farm is unique in the village, made up of the hall, a collection of farm buildings of varying age and interest, and farm cottages, all set in open farmland. Drystone walls separate the farm from the village and define spaces within it. The farm is entranced through elaborate 17th century gatepiers that were moved to their current position sometime during the 19th century.



The properties of Hall Road differ in age and design, but are unified in their orientation to the street, their 2 storey height, and the arrangement of space around them.

The approach along Hall road is dominated by the village green. Detached and semi-detached properties surrounded

by gardens line the east of the road, fronting onto the green. They are all set back slightly from the road, with their small front garden areas separated from it by a grass verge. The gardens are surrounded by simple low picket fences or stone walls that define the space, but do not obstruct views. The properties differ in style and age, but are united in their relationship with the road and the spaces that surround them, their 2-storey height, their pitched roofs and their orientation – with ridge lines following the route of Hall Road.

1-3 Hall Road are also orientated to follow the line of the road and have small cottage gardens to the front surrounded by stone walls. St. Michael's Parish Church and Esh Laude Roman Catholic School situated to the rear of the terrace form part of the core. These distinctive buildings are set within their own grounds, separated from the public realm by stone boundary walls.



St. Michael's Parish Church is set within church grounds, separated from the road by stone boundary walls

Front Street

The north side of Front Street is lined with single and two-storey, pitched roofed, stone terraces that stretch in a linear form along the road with their ridge line mirroring the orientation of the street. They are set back slightly from the road with small front garden areas. The gardens are defined by boundaries that are currently a mixture of stone, brick and timber picket fences.

Grange Farm and Esh Primary School are situated at the end of the terrace. In their

height, orientation and relationship with the street they are akin to the terraces and have very little open space surrounding them, continuing the hard frontage of this street. Stone boundary walls surround these buildings and stretch out to the west, clearly defining the line of the road.



Front Street is dominated by the uniform frontages of 19th century stone terraces that follow the ridge line

Summary Hall Road

- Accommodates Esh Hall Farm – comprising the Hall, cottages and farm buildings, set in farmland and surrounded by stone boundary walls.
- The east of the road is lined with semi-detached and detached dwellings. These are 2-storeys in height with pitched roofs and are orientated to follow the line of the road. They are set in gardens that are surrounded by timber fences or stone walls.
- The Parish Church and Esh Laude RC School are set in their own grounds surrounded by stone boundary walls.

Front Street

- Dominated by single and 2-storey pitched roofed, mostly terraced, properties with open space.
- The ridge line of the buildings has the same orientation as the street. Buildings are set back slightly from the road with front spaces defined mostly by stone boundary walls or simple timber fences.

Historic Building Materials

Traditionally, the buildings of Esh are of stone construction and it is this material that dominates the heart of the village, unfortunately its uniformity has been interrupted in recent decades by the rendering of properties and the use of brick for infill developments. Slate typically covers the roofs and brick chimney stacks project from the ridges.

Walling Materials

Stone dominates the conservation area; it is used in the construction of the buildings and for the boundary walls that define space. The buildings are generally constructed of either random rubble or coursed and squared stone. Stone lintels and cills are used around the openings, and some properties have stone quoins, or stone gable copings and kneelers. The more elaborately designed properties have stone mullioned and transomed windows. Carved stone is also evident in the form of the village cross and the elaborate gatepiers that form the entrance to Esh Hall.

The uniformity of the stone has been undermined by the rendering of some properties and the introduction of new materials for infill development.

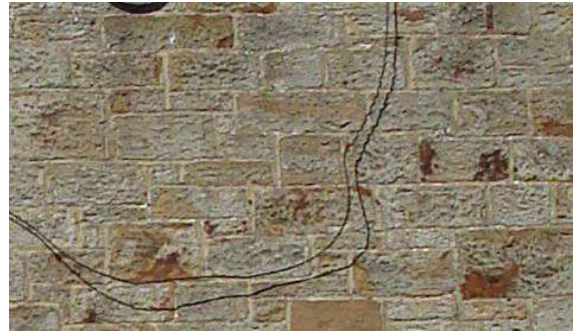
Roofing Materials

Slate forms the roofscape of Esh. Most buildings have slate roofs, be it Lakeland slate like the church or the more common Welsh slate. Unusually, the church porch is covered in stone slate. There has been some introduction of modern materials, but to a large extent the traditional roofscape of the place survives.

Brick chimney stacks project from the ridge of the roofs of the village; there are a few examples of stone chimney stacks.

Joinery

Traditionally the windows and doors of the historic properties of the village would have been timber. Typically timber sash windows and panelled or braced and ledged doors. A few rare examples have survived, but most have not been replaced by modern designs that do not contribute to the character of the village.



Squared local sandstone used to construct the terraced properties of Front Street



Openings of buildings of Esh have stone lintels and cills



Drystone walls are a prominent rural characteristic of the village



Timber sash windows and timber doors once formed part of the character of the village, but have now almost entirely been replaced with modern alternatives

Open Spaces and Natural Elements

Esh is a compact village with a small number of significant open spaces that form an important part of its structure. These are the village green, the churchyard, and the open grounds that flank the driveway leading to Esh Hall. Trees also make a valuable contribution to the character of the village. The copses of trees around the village create an enclosed feel, which along with the built form prevent the village from having an exposed character, despite its hilltop location.



The village green is a significant rectangular space in the heart of Esh around which the key buildings of the village are located

The Village Green

The village green forms the heart of the village. It extends in a loose rectangular form along the western side of Hall Road. It is uncertain when the green was established, but it is probable that it has origins in medieval times. Perhaps its most celebrated feature is the 17th century Esh Cross, which is a listed building and a scheduled ancient monument. This has moved position in the past, previously located in Rowley, and is locally known as St. Cuthbert's cross¹: legend has it that the monks carrying St. Cuthbert's body rested here for a while before settling in Durham. 19th century maps of the village show a village pond in the centre of the green at that time. Today, the green is a fairly enclosed space. It is defined to the south and west by a stone wall and to the east by the frontages of the buildings. Long distance views to the north are limited, due to trees in the graveyard.

St. Michael's Churchyard

The graveyard that surrounds St. Michael's Church is an integral part of the character of the church and forms the setting of the building. It is characterised by stone funerary monuments set within a

leafy setting, created by the brows of sycamore trees, amongst other species. Impressive views over the valley of the River Browney to the north can be had between the tree trunks. Three gravel paths lead to the church, through gates in the characteristic stone boundary wall that surrounds the graveyard. The graveyard was extended to its current extent in 1870 and plans of this extension are held in Durham Record Office.



The churchyard is an important part of the setting of the Parish church. It is leafy in character and is scattered with stone gravestones.

The Approach to Esh Hall Farm

Esh Hall Farm is situated to the south of the village, set within open farmland. It is approached through gatepiers on Hall Road beyond which the agricultural character of the place is discernable. The approach to the hall and farm buildings is flanked by open fields and a small area of woodland that contribute to the inherent agricultural character of this part of the village. Drystone walls surround the fields to the west, which are an integral part of the rural form in this area.

Esh Leaves Recreation Ground

Esh Leaves recreation ground is of no historic interest. It is a modern space created in the late 20th century for use by the Esh CofE (Aided) Primary School. It is a valuable local resource.

¹ JA Armstrong (1968)



A small area of woodland is situated to the west of the approach to Esh Hall Farm – the open nature of the spaces that flank the approach are an important part of the agricultural form of the estate.



The trees in the heart of the village, particularly those of the churchyard help give the village an enclosed feel, despite its hilltop location.

Garden Area to the South of Esh Hall

The area immediately to the south of Esh Hall currently functions as a garden area. A stone wall with steps cuts through the centre of the space offering access to the lower area. The area has in the past been segmented and part of it used as a paddock. However, it is clear from historic maps that this has been a defined space, distinct from the farmland that surrounds it, since the mid – late 19th century. It forms part of the setting of Esh Hall.

Trees

Trees make a considerable contribution to the character of Esh village. They serve to give the place an enclosed feel. The row

of sycamore trees that line the boundary wall of the graveyard along Front Street, and other species of trees in that area create its leafy feel. The woodland area adjacent to the approach to Esh Hall Farm and the row of trees to the east of the approach are of some antiquity and help to create a sense of arrival at the farm and divide it from the rest of the village.

Within conservation areas trees are protected and six weeks notice must be given to the district council prior to carrying out work to them. A number are also given a higher level of protection called a Tree Preservation Order. Details of Tree Preservation orders in the conservation area can be found in appendix 3.

The Public Realm

The streets of Esh, like its layout and the style of its buildings, is distinctly rural. Grass verges flank most of the roads and spaces are defined by dry stone boundary walls.



Hall Road – the road is rural in character, with no footpaths, but grass verges

The majority of roads in the village are bordered by grass verges, which are quintessentially rural in nature. Only the

northern side of Front Street has a footpath. Surfacing is simple modern tarmac and concrete paving, although there is evidence of stone kerbs on the northern side of Front Street and a few examples of stone flags and granite setts in private areas. The condition of the surfacing of Hall Road is currently in a poor state of repair.

Stone boundary walls are central to the character of Esh. They form the boundary between spaces and are a highly visible component of the village. Amongst them are some fine examples of dry stone walls.

Setting and Views

The elevated position of Esh, situated as it is on the ridge that separates the Browney Valley and the Deerness Valley, makes it highly visible from many vantage points in the valleys below and opens up spectacular views from within its confines over surrounding farmland. This farmland contributes to the village's agricultural identity and forms an important part of its setting. However, in the core of Esh, the extent of views is limited by the tight built form and tree clusters and it is only possible to glimpse the countryside through the gaps.

Esh is situated in a unique location on a hilltop overlooking the Browney and Deerness valleys. Its unusual topography forms a fundamental part of the character of the place, to a large extent dictating the way that the village has developed and enabling long distance views from within its confines, as well as making it a highly visible component of the wider landscape.

The most extensive views can be had from within the grounds of Esh Hall Farm. From this piece of high ground, views stretch out to the east, west and south. To the east, it is possible to pick out the landmarks of Durham Cathedral and the Penshaw Monument. To the south, views over Esh Winning and the Deerness Valley are breathtaking. To the east, open farmland forms the backdrop.

The most extensive views over the Browney valley open up at the eastern edge of the settlement, outside of the conservation area. From here, Langley Park can be seen against the rolling farmland and woodland that dominate the valley. However, within the heart of the village a strong sense of enclosure is created by the built form and tree clusters. Views of the valley can only be glimpsed through the gaps between buildings. The sports ground of Esh CofE Primary School is an unusual open area that offers the opportunity to view the valley from Front Street and the church grounds.

Front Street has a particularly sheltered feel, as a result of the uniform frontages of the stone terraced properties that line the north of the road and the high verge, walls and trees that delineate the south. A tunnel like vista is created, which only offers a hint of the countryside that lies beyond. This is the main thoroughfare



View to the east from Esh cottages – from here it is possible to see as far as Durham Cathedral and the Penshaw Monument



View over the Browney Valley from the edge of the village, a view largely concealed within the village as a result of its tight built form and the presence of trees



The core of the village is enclosed and views of the countryside can only be glimpsed through gaps between buildings



Due to its location on top of a ridge, Esh can be seen from many vantage points in the valley below

through the village and runs along the top of the ridge, connecting Esh with the neighbouring villages of Hill Top and Quebec. The orientation of this road and the steep gradient of the land as it slopes away to the north, dictated the linear form of the nineteenth century growth of the village.

The older heart of the village around Esh Hall Farm and St. Michael's Church takes advantage of the plateau at the top of the ridge. The key viewpoints that capture the character of the heart of the village include: from Front Street across to numbers 1-3 Hall Road with the Church to the rear; views across the village green of the village with glimpses of the hills beyond the ridgeline of the properties of Front Street; and along Hall Road towards Esh Hall Farm between the striking stone gatepiers.

The relationship between the village and its surrounding landscape remains strong. This is a result of the visual connections between the two, the way that the development of the village responds to the topography of the area, and the agricultural activity that continues to make use of surrounding fields. A key viewpoint of the village is across the field to the south of Front Street on the approach to the village from the east.



The built form and walls that flank Front Street create a vista through the space and limit views to the north and south. The field to the south forms an important part of the setting of the village forming part of its agricultural setting.

Important Views / Vistas

- Views of the village from the Browney and Deerness Valleys.
- Views from the grounds of Esh Hall Farm over the farmland surrounding it, particularly those to the east.
- View across the field to the south of Front Street on the approach to the village from the east.
- Views from the south of the village green, where it is possible to see over the rooftops of Front Street to the valley beyond.
- View into the heart of the village from Front Street.
- View over the Browney Valley from gaps between buildings and from the church grounds.
- The tunnel like vista along Front Street.

Activity and Movement

Esh is now predominantly a dormitory village, although it retains a pronounced agricultural dimension and includes a range of facilities to serve the population of the village and surrounding areas. Front Street is a thoroughfare that runs along the top of the ridge. However, it is not a particularly frequented route, with the main roads running through the valleys. Many footpaths cross the village offering different ways of moving around and experiencing the place.

Esh is now dominated by residential properties. In addition to those within the conservation area on Hall Road and Front Street, two 20th century housing estates were constructed on the edge of the village. Most people who live in Esh no longer work there, but commute to nearby centres, which is a common trend in villages throughout the country. Nevertheless, the centre of Esh retains a strong village identity, with a range of buildings and facilities that provide for the needs of the population of the village and surrounding area. Amenities include a church, 2 schools, a recreation ground, a post office, and a public house.

The agricultural dimension of Esh is an integral part of the form and function of the village. Open farmland touches the periphery of the village and Esh Hall Farm and Glebe Farm are still operational, continuing the long tradition of farming and making a valuable contribution to the life of



The village has 2 working farms, Grange Farm and Esh Hall Farm, and has a defined agricultural dimension

the place.

The village is relatively quiet and tranquil. A single thoroughfare passes through its confines. This is only a minor route, with the majority of passing traffic using the main roads in the valleys below. Esh has an established network of footpaths that wind to and around the village, offering different ways of approaching and experiencing it.



The footpaths that pass through the village contribute to its rural character and offer different ways of experiencing the village

Issues and Potential for Improvement

Esh conservation area retains a discernable rural identity and a strong connection with its surrounding countryside. Its interest lies in its form and layout and the interaction between its buildings and spaces. Recent decades have seen the erosion of some of the character of the place, as a result of inappropriate alterations and unsympathetic infill development. As part of this appraisal process, consideration has been given to how the essence of the place can be protected.

Buildings

- **Loss of traditional pattern of doors and windows**

Over recent decades there has been a gradual loss of traditional door and window patterns within the village, as modern alternatives have been introduced. Often, the design of these modern windows does not relate to the age or design of the building, and they can undermine the coherence of historic buildings' facades.



Photograph of Esh dating from c. 1960
Source: The Durham Record, Ref: DR03840. Used by permission of Durham Record Office

- **Modern accretions to buildings**
A study of recent planning applications shows that there is pressure for change to properties within the village – for example, loft conversions, and the erection of extensions, garages and porches. There is potential for these changes to be accommodated successfully within the historic form of the village, and in some cases they can enhance the image of the place. However, there are also examples within Esh where these alterations have not been executed with regard to their impact on the historic character of individual buildings or the village as a whole.

- **Rendering of properties**



The visual uniformity that Esh once had due to the consistent use of stone for construction has been undermined by the rendering of some properties in the village. The visual impact of rendering is particularly pronounced on the terraced properties, which were designed to have a regular pattern of facades. As well as having a visual impact, the use of cement render can have a detrimental impact on stonework, by trapping moisture in it.

- **Clutter on the front elevations of properties**
Some of the front elevations of properties of the village have become cluttered with additions such as satellite dishes and wires.

- **Modern infill development that does not reflect the character of the village within the conservation area and its setting**

There has been limited infill development within the village, where this has respected the materials and building pattern of the settlement it has been successful. However, in some instances development has taken place within the conservation area and immediately on its periphery that does not respect the predominant building pattern and introduces alien materials into the streetscene. The community hall has been identified by residents as being particularly detrimental to the setting of the conservation area.

Streetscene

- **Overhead wires**

Overhead wires dissect views through the conservation area and are a visual intrusion in the streets. The telegraph poles that hold them are also a visual interruption to the conservation area and some of the key views within it.



- **Interruption of views by modern facilities**

The provision of new facilities is important for the life of the village. However, these can also have a detrimental affect on views through the space. The sports facilities of Esh CofE Primary School, for example, interrupt views out the Browney Valley.



- **Underused spaces**

The space next to the post office on Front Street is the site of a demolished building. The space is underused and is surrounded by concrete walls, which are alien to the conservation area.



- **Boundary treatments**

The materials and height of boundaries that define spaces within the conservation area are a highly visible part of the conservation area. These tend to be very simple within the village – stone or low timber picket fences. There are examples of the use of alternative materials such as red brick and concrete blocks, which do not reflect the traditional character of the area. This is however rare.

- **Poor condition of Hall Road surfacing**

The surfacing of Hall Road is currently in a poor state of repair and in need of work. Cars are also damaging the grass verges that flank the road. This issue is particularly noticeable at the prominent junction of Hall Road with Front Street. However, it is important in any work that takes place that the rural character and grass verges of the road are maintained.

- **Condition of footpaths**

Some of the footpaths in the village are in need of maintenance and improvement.

Setting of the Conservation Area

- **Retention of the rural setting of the village**

The rural setting of Esh is central to its character. There are consequently only limited opportunities for new development within its confines.

Management Proposals

Change is inevitable within Esh Conservation Area. The challenge is to manage it in ways that maintain and reinforce the special qualities of the place.

The management proposals outlined below are intended to address some of the issues identified in the conservation area appraisal and to set a framework for the preservation and enhancement of its character and appearance. It is designed to fulfil the duty of the council, under the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate and publish proposals for the preservation and enhancement of conservation areas.

The proposals included in this section will provide a long-term management tool for the conservation of the area. Some of them are relatively straight forward to implement and can be realised quite quickly, but in many instances, they are medium to long term aspirations, the delivery of which will depend on the availability of resources.

Summary of Issues

The last chapter identified a number of issues that are affecting the character and appearance of the conservation area. These are summarised below:

- Loss of the traditional pattern of doors and windows
- Modern accretions to buildings
- Rendering of properties
- Clutter on the front elevations of properties
- Modern infill development that does not reflect the character of the village
- Overhead wires
- Interruption of views by modern facilities
- Underused spaces
- Uncharacteristic boundary treatments
- Poor condition of surfacing and verges on Hall Road
- Desire to retain the rural setting of the conservation area.

Objectives

The overall objective of managing change in the conservation area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end, the Council aims to:

- Protect buildings and details of buildings that contribute to the character of the area;
- Protect important open spaces within the conservation area;
- Protect trees that contribute to the character and appearance of the conservation area;
- Ensure that new development is only permitted where it preserves or enhances the character or appearance of the conservation area;
- Work to conserve historic boundary treatments;
- Work to preserve or enhance the quality of the streets and open spaces; and
- Increase community understanding and involvement in the conservation area.

Recommendations

Short Term Proposals

- Redesignate the conservation area in line with the proposed boundary alterations, following consultation on the document.
- Produce a leaflet for residential properties within the conservation area to raise awareness of what it means to live in a conservation area and how to participate in the planning process, and distribute.
- Advertise the availability of advice and guidance on the repair of historic buildings.
- Produce guidance on new development in the conservation area and its setting.

Medium / Long Term Proposals

- Negotiate to instigate improvements to the surfacing of Hall Road that are in character with this part of the conservation area.
- Instigate negotiations with the necessary authorities to investigate the possibility of running overhead wires underground.
- Consider the support for the introduction of an Article 4(2) direction in the area to bring certain alterations that are currently permitted development under planning control – e.g. roof covering, erection of porches, alteration to boundary treatments.
- Develop an enforcement policy that ensures adequate priority is given to listed buildings and conservation areas.

Ongoing Management

- Use Policy EN14 of the District Local Plan to ensure that demolition is only permitted where it preserves or enhances the character or appearance of the conservation area.
- Use guidance and policies contained in national (PPG15 and the Act) and regional (RSS) planning guidance to ensure:
 - new development preserves or enhances the conservation area.
 - The importance of the setting of the conservation area is given due consideration in planning decisions.
 - new development is built in materials that are in character with the area.

- new development preserves or enhances the character or appearance of important open spaces.
- trees covered by preservation orders are protected.
- when a Local Development Framework is developed, to replace the District Local Plan, seek to ensure:
 - policy is developed to protect the setting of conservation areas
- Use enforcement powers to curb any unauthorised development in the conservation area. Use the regular monitoring of the area to highlight where such development has been undertaken.
- Provide verbal and written guidance and advice to those considering undertaking work in the conservation area.
- Seek to work and improve communication with local community groups to encourage the participation of the local community in the planning process

Monitoring and Review

- Undertake a photographic review of the buildings and spaces of the conservation area every 3 years to allow change to be monitored effectively and problems to be highlighted.
- Undertake a photographic review of the key views and vistas within the conservation area every 3 years to allow change to be monitored effectively and problems



to be highlighted.

- Review the conservation area boundary, appraisal and management plan every 5 years.

View along Front Street to the heart of the village

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Photograph of Esh Village

Durham Record Office, Ref No. D/Bo/G8 vii
Esh Estate 1814

Durham Record Office, Ref No. EP/Esh 34
Plans showing enlargement of churchyard in 1870

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Appendix 1: Schedule of Listed Buildings (see Designations Map)

A 'listed building' is a building of special architectural or historic interest that has statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. English Heritage is responsible for listing buildings in England. Buildings are listed at three levels of importance – Grade I, the most important, Grade II* and Grade II. All, however, have the same protection. Listed building consent must be sought from the local planning authority to make any alteration that might affect their character.

Location	Identification Number	Building	Grade
Front Street	1	Church of St. Michael	II
Hall Lane	2	Gatepiers at entrance to yard of Esh Hall Farm	II
	3	Cross c. 17 metres north-west of gatepiers to Esh Hall	ii
	4	Esh Hall	II
	5	Farm building north-west of Esh Hall	II
	6	Wall and piers north-east of Esh Hall	II

Total number of listed buildings in the conservation area – 6

N.B. Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

Listed Buildings in Esh Conservation Area



FRONT STREET
 Church of St. Michael
 Grade II
 Parish church. Rebuilt in 1770 on a medieval site, with extensive alterations, including the addition of a porch, in 1850. Constructed of coursed squared sandstone rubble with ashlar plinth and dressings. Roof of graduated Lakeland slates, and porch roof stone flagged with stone gable copings.



Gatepiers at entrance to yard of Esh Hall Farm
 Grade II*
 Dating from the 17th century, but resited in about 1857. Sandstone ashlar construction with some concrete patching. 2 square corniced piers, with alternate-block rustication. Arms of the Smythe family partly eroded on north faces.

HALL ROAD



Cross c. 17 metres north-west of gatepiers to Esh Hall
Grade II
Probably 17th century cross. 1 meter high, constructed of sandstone rubble and ashlar. Eroded date ..87 on north.

17th century farm building, now a calf house and storage loft. Thinly rendered sandstone rubble, with ashlar dressings. Stone flagged roof.

No photograph

Wall and piers north-east of Esh Hall
Grade II
17th century wall and piers on north side of garden and field to east of Esh Hall. Sandstone rubble wall with flat stone coping. Ashlar piers.

No photograph

Esh Hall
Grade II
House rebuilt in 1857, probably replacing a house dating from 1687 and incorporating some of this 17th century fabric. Squared sandstone construction, rear rubble with ashlar plinth, quoins and dressings. Welsh slate roof with stone gable copings.

No photograph

Farm building north-west of Esh Hall
Grade II

Appendix 2: Schedule of Scheduled Ancient Monuments (see Designations Map)

Under the Ancient Monuments and Archaeological Areas Act 1979, a monument which has been scheduled is protected against disturbance or unlicensed metal detecting. The Secretary of State for Culture, Media and Sport must be informed about any work which might affect a monument, above or below ground and written consent obtained before work begins. Application forms are available from the Department for Culture, Media and Sport.

Location	Monument	Description
HALL ROAD	Esh Cross	<p>The cross base consists of a plinth of 'built up' masonry 1.1m x 0.8m in plan, surmounted by a socket stone of the same size with a combined height of 1m. The combined height of shaft and head is 1.15m, the two parts being joined just below the intersection of the arms. The shaft is rectangular in section and tapers slightly; the arms of the cross also taper (sic – actually they splay). The inscription "IHS" occurs at the intersection of the arms on the west side. In a similar position on the east side is the date 1687 of which only the last two figures are legible. The only other decoration is an embossed flower at each end of the horizontal cross arms. The shaft and head are badly weathered. There is an unconfirmed tradition that the cross marks a resting place of St. Cuthbert – it is more probably a village cross. The date of the erection of the cross is unusual as its decorative nature. It is likely to have been erected by the Smithsons of Esh Hall a noted Catholic family. While the cross is therefore post-reformation it was most likely raised in support of Catholic ideals. The site is possibly more ancient and may have been the position of a cross since medieval times. In February 1999 the cross was dismantled for repair works due to the poor condition of the shaft which was both spalled and splitting due to the corrosion of an internal iron rod apparently inserted in the 19th century and set into the old socket with lead. Repair work was undertaken by Mr. David Edwick of Hexham. The original shaft was removed for safe keeping to the nearby Church of England Church.</p>



Total number of scheduled ancient monuments in the conservation area – 1

Appendix 3: Tree Preservation Orders (see Designations Map)

There is one Tree Preservation Order (TPOs) covering part of Esh Conservation Area. In this area, trees cannot be cut down, uprooted, topped, lopped or wilfully damaged or destroyed without first obtaining consent from the District Council.

TPO Number	TPO Name
20	Esh Hall

Appendix 4: Schedule of Unlisted Buildings of Local Interest

There are buildings within Esh Conservation Area, which, while not possessing sufficient interest to be listed of national importance, still make a considerable contribution to the local scene and contribute to the character of the place. Such buildings add to the general architectural richness of the area and it will be important that careful attention is given to any development proposals that are likely to affect such buildings.

Not all of the buildings identified as contributing to the interest of the conservation area are deemed to be of equal merit. For the purposes of this appraisal a distinction has been made between two groups of buildings:

1. **Key unlisted buildings** – buildings that are of individual local architectural merit, significant local historical interest or have an outstanding townscape value within the conservation area.
2. **Buildings that contribute to the character of the conservation area** – buildings which are not outstanding in their own right or have been altered to such an extent that their interest has been undermined, but in type, design, location, massing, age, or for group value make a contribution to the character of the conservation area.

Key unlisted buildings

Location	Identification Number	Building
Hall Road	1	1-3 Hall Road
	2	4 & 5 Hall Road
	3	7 Hall Road
	4	8 & 9 Hall Road
	5	Barn to north of Esh Hall, Hall Road
Front Street	6	Glebe Farm
	7	The Cross Keys Public House
	8	Esh Laude Roman Catholic School

Buildings that contribute to the character of the conservation area

Location	Identification Number	Building
Hall Road	1	1&2 The Ferns
	2	Esh Cottages, Hall Road
Front Street	3	No. 3 and the Post Office
	4	1-12
	5	1 & 2 Belgrave House and Briar House
	6	Whitfield House
	7	West House
	8	Esh CE Aided Primary School
	9	The Old Police Station, Front Street
	10	Epacris, Stone bow, Ale House and Elerkin

Key Unlisted Buildings

Hall Road



(1) Nos. 1-3, Hall Road

Terrace of 3 stone properties that form part of the heart of the village and as such have a discernable townscape value. Of

random rubble construction. Slate roofs with stone coping and kneelers. Chimney stacks of varying age and materials project from the ridge line. Stone lintels and cills to openings. Now much altered.



(2) Nos. 4-5, Hall Road

Pair of late 19th century stone properties. Irregular squared coursed construction. Slate roof with overhanging eaves, which is characteristic of

this part of the village. Stone lintels and cills to openings. Central brick chimney stack.



(3) No. 7, Hall Road

Early 20th century detached property. Classically proportioned. Now pebble dashed with stone surrounds to openings. Slate roof with overhanging eaves. Chimneys to ridge at gables.



(4) 8 & 9, Hall Road

Early 19th century pair of stone residences. Rubble construction with stone door and window surrounds. Slate roof

with twin gables projecting from the front roofline.

No photograph

(5) Barn to north of Esh Hall, Hall Road

The barn is mostly twentieth century in construction and appears to be of no particular interest. However it incorporates elements of the 17th century Esh Hall and its boundary walls. Constructed of stone with a corrugated roof.

Front Street



(6) Glebe Farm House, Front Street

Stone farmhouse with adjoining cottages retaining a strong sense of character and testifying to the agricultural roots of the

village. Stone lintels and cills to openings. Slate roof with red brick chimney stacks to gable ends.



(7) The Cross Keys Public House, Front Street

Early 19th century public house. Rendered with painted stone quoins. Slate roof with stone copings

and kneelers. Brick chimneys to ridge. Modern additions such as the porch detract from the historic quality of the building.



(8) Esh Laude Roman Catholic School, Front Street

The original building dates from 1795. It is of stone construction with gables that break forward to the front elevation.

Gothic style pointed arched windows, some with mullioned and transomed. Slate roof with stone copings. Significantly extended to the south during the mid 20th century.

Buildings that contribute to the character of the conservation area

Hall Road



(1) 1&2 The Ferns, Hall Road

Late nineteenth century pair of properties. Much altered, but retaining traditional proportions. Now pebble dashed and rendered, with two storey extension. Slate roofs and central brick chimney stack.

No photograph

(2) Esh Cottages, Hall Road

Pair of early 19th century stone cottages that were originally one. Alteration has taken place and some of the building has been extended and partly pebble dashed. Slate roof with stone coping and stone chimney.

Front Street



(3) Esh CE Aided Primary School, Front Street

The earliest part of the building dates back to 1836. This is a single storey stone rubble

building with stone lintels and cills to openings. In 1926 the new school was opened adjacent to the old school. This is a single storey rendered property, which was further extended in the early 21st century. This does not make use of the traditional stone and is not architecturally outstanding, but is well proportioned.



(4) No. 2 and the Post Office, Front Street

Late nineteenth century pair of properties that once had further buildings attached to the east. Much altered, but

retaining traditional proportions and some detailing. Now rendered. Slate roof with stone copings.



(5) 1 - 12 Front Street

Late 19th century stone terrace. Simple in design, lining the north of Front Street.

Constructed of squared stonework with stone lintels and cills to openings. Slate roof with brick chimney stacks. Not architecturally outstanding and many

much altered. Contributes to the historical understanding of the place and the 19th century character of this part of the village.



(6) 1 & 2 Belgrave House and Briar House, Front Street

Terrace of 3 late 19th century single storey buff brick fronted properties. Slate roofs with regularly spaced buff brick chimney stacks. Bay

windows to front elevation and stone door surrounds. Not architecturally outstanding and much altered. Contributes to the historical understanding of the place and the 19th century character of this part of the village.



(7) Whitfield House, Front Street

Late nineteenth century stone property. Stone lintels and cills to openings. Slate roof with red chimney stacks to original gable ends. Much altered with

modern extensions. Forms entrance to the village on the south side of the road when approaching from the east.



(8) West House, Front Street

Turn of the 19th / 20th century pair of stone residences. Constructed of rubble with stone surrounds to openings. Slate roof with

central red brick chimney stack. Modern extension and porch to the east undermine the historic character of the building.

In Proposed Extensions



(9) Rutters' Garth, Front Street

Early 20th century building. Ground floor coursed squared stone with quoins around openings. First floor rendered. Slate roof with brick chimney stacks to gable ends. Retains use

of traditional materials and proportions and is illustrative of the early 20th century development of the village.

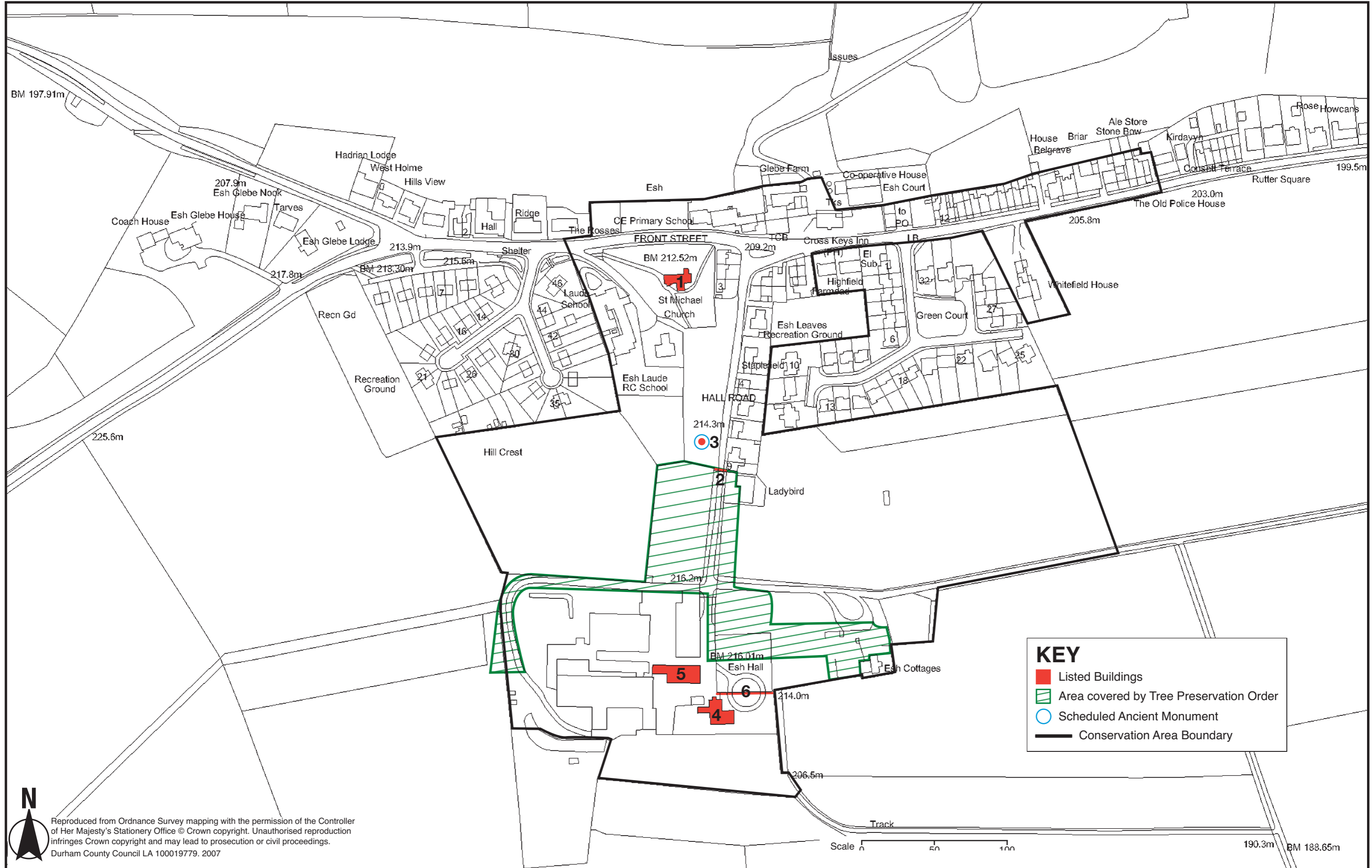


(10) Epacris, Stone Bow, Ale Store and Elerkin, Front Street

Terrace of late 19th century stone properties. Stone lintels and cills. Some of the openings have been altered, eroding some of the

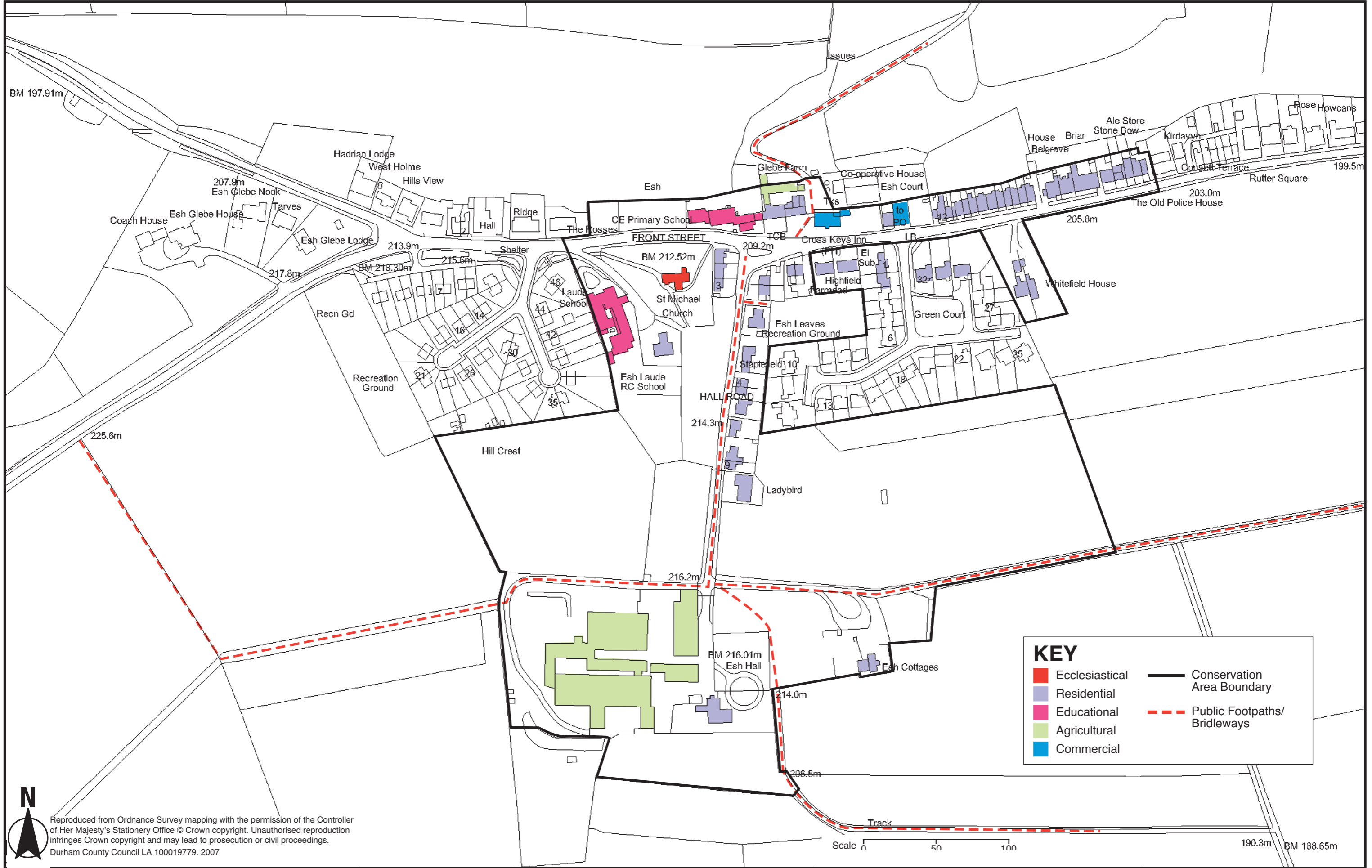
traditional character of the row. Slate roofs with chimney stacks projecting from the ridge. Not architecturally outstanding and much altered. Contributes to the historical understanding of the place and the 19th century character of this part of the village. Ale Store was once an off licence.

DESIGNATIONS MAP



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ACTIVITY AND MOVEMENT MAP



DERWENTSIDE DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE

29th May 2008

REPORT OF THE DIRECTOR OF ENVIRONMENTAL SERVICES

PLANNING APPLICATIONS AND ASSOCIATED MATTERS

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RECOMMENDATION FOR REFUSAL

1/2008/0236	04/04/2008
Orange Homes Ltd	Hillcrest, 75 Iveston Lane, Iveston Consett
Erection of one dwelling	Leadgate Ward

The Application

1. Planning permission is sought for one, two storey house to the rear of a site which was previously a small farmsteading located at 75, Iveston Lane, Iveston. The site is currently being developed for four houses which have replaced a modern bungalow (the farmhouse) and various agricultural buildings.
2. Two of the houses currently being constructed are situated on either side of a central private driveway, leading from Iveston Lane. The proposed new dwelling would be situated to the centre of the site, behind these. It would be located to the top of the driveway, to the north of the houses' gardens and parking spaces.
3. The house would be accessed from the private driveway from the top of the turning head through gates. The parking spaces and the house would be on either side of the drive. A large garden would surround the dwelling on all sides.
4. The dwelling would be of a substantial size with four bedrooms and constructed of stone and slate. It would be of an 'L' shape design with one side having a lower ridge height. Other design features include water tabling, narrow windows and stone archways.

History

5. Planning permission was granted in September 2007 for the demolition of the existing dwelling and outbuildings and the erection of four dwellings (reference 1/2007/0281/DM).
6. Planning permission was granted in 2005 for the conversion and extension of a stone barn into two dwellings and the demolition of the farmhouse and outbuildings and erection of one dwelling (reference 1/2004/1019/DM).

Policy

7. The following policies of the adopted local plan are relevant in determining this application:

EN01	Protecting the Countryside
EN02	Preventing Urban Sprawl
GDP1	General Development Principles
HO05	Development on Small Sites
TR02	Development and Highway Safety

Consultations

8. County Highways Development Control Officer – No objections.
9. County Design and Conservation Officer - Advises that the site is outside Iveston Conservation Area and that she has objections to the proposed development for the following reasons:

1. The proposed dwelling is located outside the Conservation Area boundary which at the time of designation (1994) followed the natural edge of the village and outside the former farmyard. In her view the development is therefore outside the natural limit of development and a greenfield site.

2. Iveston is described in the Local Plan as "one of the few examples of a colonizing hilltop village typical of many found in the Pennines". There is a danger that by allowing development outside the natural hilltop location, the fundamental character of the village would be harmed.

3. The proposed house would also harm the important field boundaries and building lines which are a particular feature of this side of the village. The Local Plan states "Original building lines are visible as are the original field patterns or tofts (long narrow plots of regular depth)." This proposal would subdivide the original field pattern.

4. The development would also represent backland development to the rear of development facing Iveston lane, and set an unfortunate precedent which, if others were to follow, would harm the simple linear form of the village particularly on the north side of the road.

10. She considers that any decision on this application would have far reaching consequences for the way that Iveston grows in the future. By allowing this proposal the way would be set for other plots to be developed to the rear. In turn Iveston would lose its fundamental character as a "colonising hill top village". In addition she adds that the proposed house is separated from the four houses now being built by gardens and a turning area, so that it would not be seen in association with them. In her view it would be seen as an isolated structure not forming part of the historic layout. She is aware that gardens have been

extended on the north side and that boundaries have changed but no new houses have been built to the rear. The proposal would be a 'first' and set a precedent. She strongly recommends refusal for the impact that residential development would have on the fundamental character and layout of the village and the precedent it would set to extend development beyond the natural hilltop. In relation to the supporting statement she adds that the development is outside the farmsteading now being developed. A hedge as proposed for the boundary would complicate the original field patterns as described in the Local Plan. The design of the house is a hybrid between barn and house and is not typical to Iveston. The Grange, Iveston Lane is not a traditional building and should not be used to set a precedent for building to the rear. A greater sense of enclosure provided by the proposed house would harm the open disposition of buildings around open spaces as described in the Local Plan and would not be a benefit.

11. Northumbria Water - No objections.
12. Neighbours have been consulted and a site notice posted. One letter of objection has been received. This is summarised below:
 - The width of the private driveway is only wide enough for a single track road resulting in the possibility of cars having to reverse back onto the main road.
 - Iveston is being overdeveloped.
 - During the construction of the houses site access and parking have been an issue for residents. Builders have parked on the road and the Village Green. The public road is not wide enough to deal with any more traffic and can barely afford two-way traffic. Residents adjacent to the site park on the road which will hinder viability from the entrance.
 - Residents have endured noise, disturbance and bonfires for nine months with the building of the houses on site.
 - The service strip has not been filled in properly, the grassed areas across the road are mud and the roadway across the road is eroding away due to heavy lorries and machinery accessing the site.

Officer Assessment

13. Planning permission was granted for four dwellings on this site in September last year and these are currently under construction. These dwelling are being built within the site of the former farmstead, on the footprint of the original farm buildings. The area fronting onto the main Iveston lane is brownfield as it previously housed a barn, agricultural buildings and a farmhouse. The open field stretched out beyond the last building and farmyard.
14. The applicant now wishes to add a further dwelling behind the ones being constructed, at the top of the driveway beyond the gardens and parking areas. This would be built on greenfield land which is open and undeveloped. It would have previously been used for grazing pasture.

The house would be positioned behind the previous agricultural buildings and the farmyard and now the new houses.

15. The proposed dwelling is located outside the Conservation Area boundary. The Conservation Officer advises that this boundary, at the time of designation in 1994, followed the natural edge of the village and outside the former farmyard. Officers concur that the development would therefore be outside the natural limit of development. There is concern that allowing this proposal would set a precedent for other plots to be developed to the rear which would harm the fundamental character of the village and simple linear form to the northern side. Officers also agree that a further house would harm the important field boundaries and building lines which are a particular feature of this side of the village as this proposal would subdivide the original distinctive field pattern which is of historic local interest. The addition of a new boundary 'up' the field consisting of a hedge would further complicate the field pattern.
16. The Conservation Officer also makes the important point that the proposed house is separated from the four houses now being built by gardens and a turning area and therefore it would not be seen in association with them. It would thus be seen as an isolated structure not forming part of the historic layout being built beyond the natural hilltop.
17. Officers agree with the advice of the Conservation and Design Officer, that the house would be positioned beyond the original farmsteading in the field behind, thus encroaching into the countryside to the rear. Furthermore the location of the house would not maintain the historic landscape character and is not appropriate to the character and form of this side of the village.
18. Members may recall that the scheme which was considered in 2004 originally included the erection of two houses on the current application site. However, following a committee site visit and concerns from Members, this element of the scheme was withdrawn.
19. With regards to the objector's comments, the driveway that already has planning permission for the four houses is 4.1m in width, although the entrance adjacent the main road would have to be constructed to Durham County Council standards. It is shown to be 5m in width, which is wide enough for two cars to pass in the entrance to the housing development. The County Council as Highway Authority does not object to an additional house at the site. The objector's complaints about the service strip, the highway verge and the state of the road have been reported to Durham County Council for inspection.

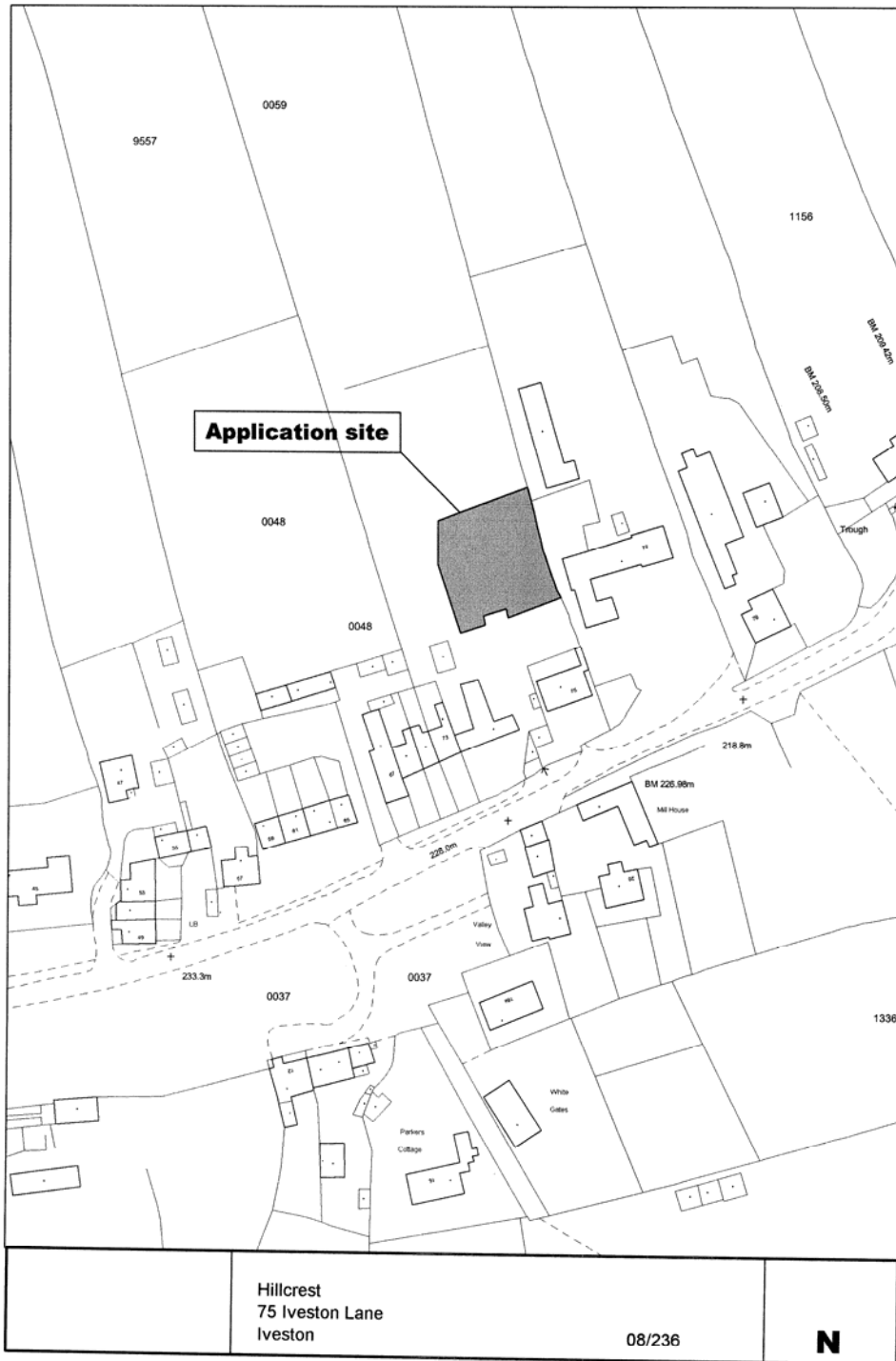
Recommendation

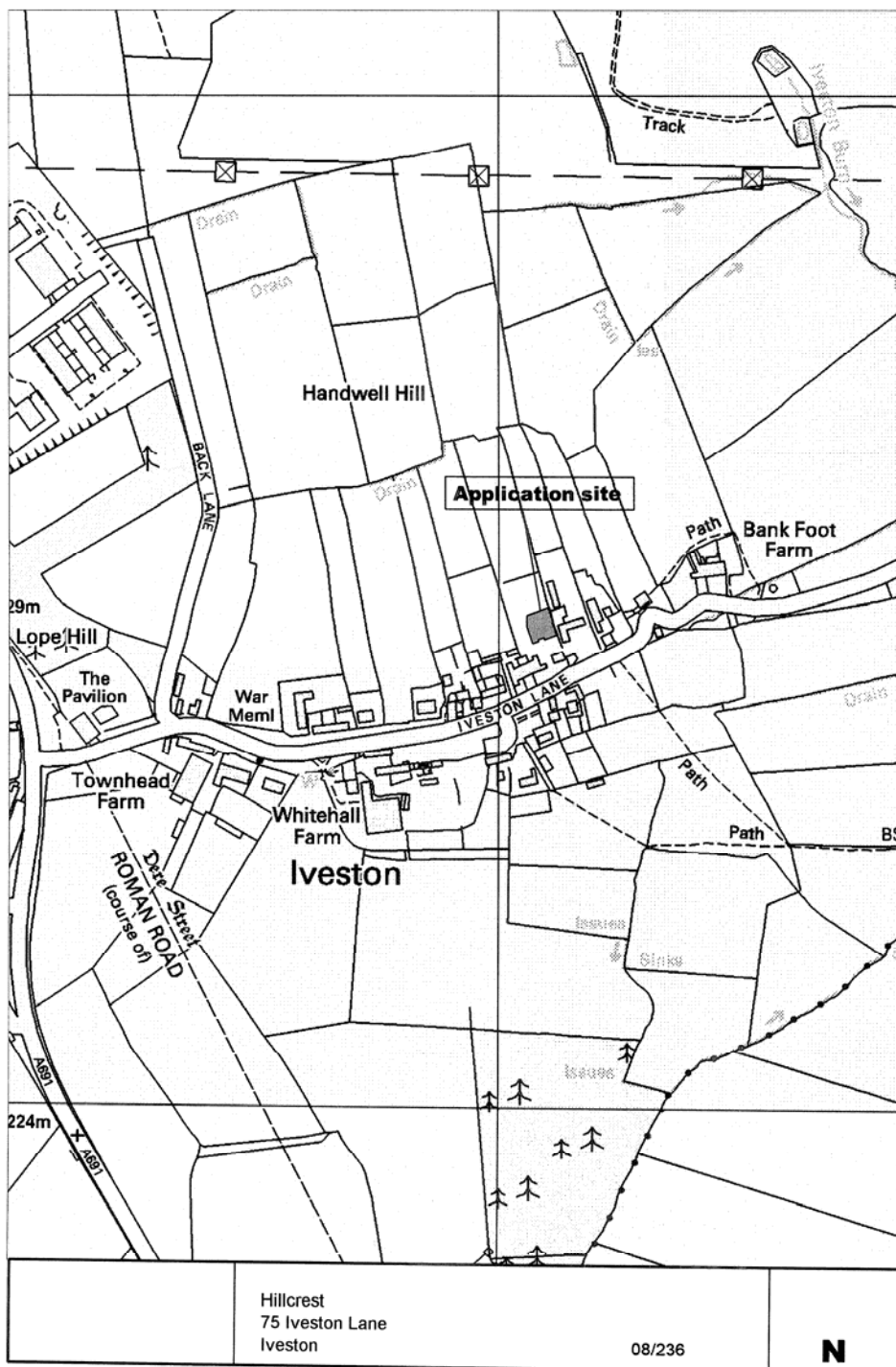
19. Refuse

1. The proposed dwelling is considered to be positioned beyond the built up form of the settlement and thus encroach into the open countryside contrary to policies EN2 and HO5 of the Local Plan.

2. The proposal is not considered appropriate to the form and pattern of the existing settlement, nor would it maintain the historic landscape character, contrary to policies EN1 and HO5 of the Local Plan.

Report prepared by Ann Rawlinson, Senior Area Planning Officer





RECOMMENDATION FOR REFUSAL

1/2008/0190

19/03/2008

Mr R Howd

Heathfield
Hobson
Burnopfield
Newcastle Upon Tyne

Erection of two residential dwellings

Burnopfield Ward

The Application

1. Full Planning Permission is sought for the erection of two dwellings in the garden area of 'Heathfield' and slightly beyond the walled garden to this property. A new vehicular access is proposed along the north west of the site and onto an existing access for the Hobson Industrial Estate, onto the A692.

History

2. In August 1986, the Council refused an Outline application for Planning Permission (reference 1/1986/564/DM) for a bungalow within the garden of Heathfield House, for the following reasons:
 1. The proposal is contrary to Policy 12 of the Approved Durham County Structure Plan in that it seeks to establish residential development in the countryside outside the boundaries of established settlements. This would result in sporadic ribbon development alongside a main road adjacent to a major industrial estate.
 2. The proposal seeks to develop a new access onto a classified principal road which would be unrelated to other accesses along this road, cause an increase in conflicting traffic movements and would be detrimental to the interests of road safety.
 3. The erection of housing close to an area of potential expansion of the Hobson Industrial Estate would be likely to lead to conflict with that industrial expansion, which is desirable in order to create additional employment in the area.

An appeal was lodged with the Planning Inspectorate with regard to this application and was dismissed 23/04/87.

3. In August 2005, the council refused an application for Outline Planning Permission (reference 1/2005/0539/DM), for the following reasons:

1. The proposed dwelling would be located in a physically isolated site in the open countryside that is separated from any small settlement or group of dwellings. As such the proposal would fail the criteria laid out in Policy HO14 in respect of infill development, being outside of well-established physical boundaries and not being appropriate to the existing pattern and form of development in the surrounding open countryside.
2. Policy H015 of the District Local Plan, supported by guidance given in PPG3, requires that new dwellings will only be permitted in the open countryside where there is a clear demonstration of need for accommodation for persons engaged in the business of agriculture, forestry or other countryside related employment. The applicant has not demonstrated this in the application.

Policy

4. The following policies of the adopted local plan are relevant in determining this application:

EN01	Protecting the Countryside
EN02	Preventing Urban Sprawl
HO05	Development on small sites
TR02	Development and highway safety

Consultations

5. County Highways Development Control Officer - It is proposed to take vehicular access to the new dwelling via an existing gated access to the grassed area. There is little evidence of this access having been in recent use. The Highways Officer is of the opinion that the proposal would increase vehicular movements at this access and in the interests of highways safety he recommends that the emerging visibility to the right (i.e. west) along the adopted highway be improved to 2.4m by 45m. This splay would require the removal of a large tree which is in the field adjacent and in the ownership of Derwentside District Council.
6. Subject to the achievement of this sight visibility requirement, the Highways Officer makes no objection to the proposal.
7. County Rights of Way Officer – Advises there are no existing public rights of way affected by the proposal.
8. Northumbrian Water - No objections.
9. Neighbours have been consulted and a site notice posted. No objections have been received to the application.

Officer Assessment

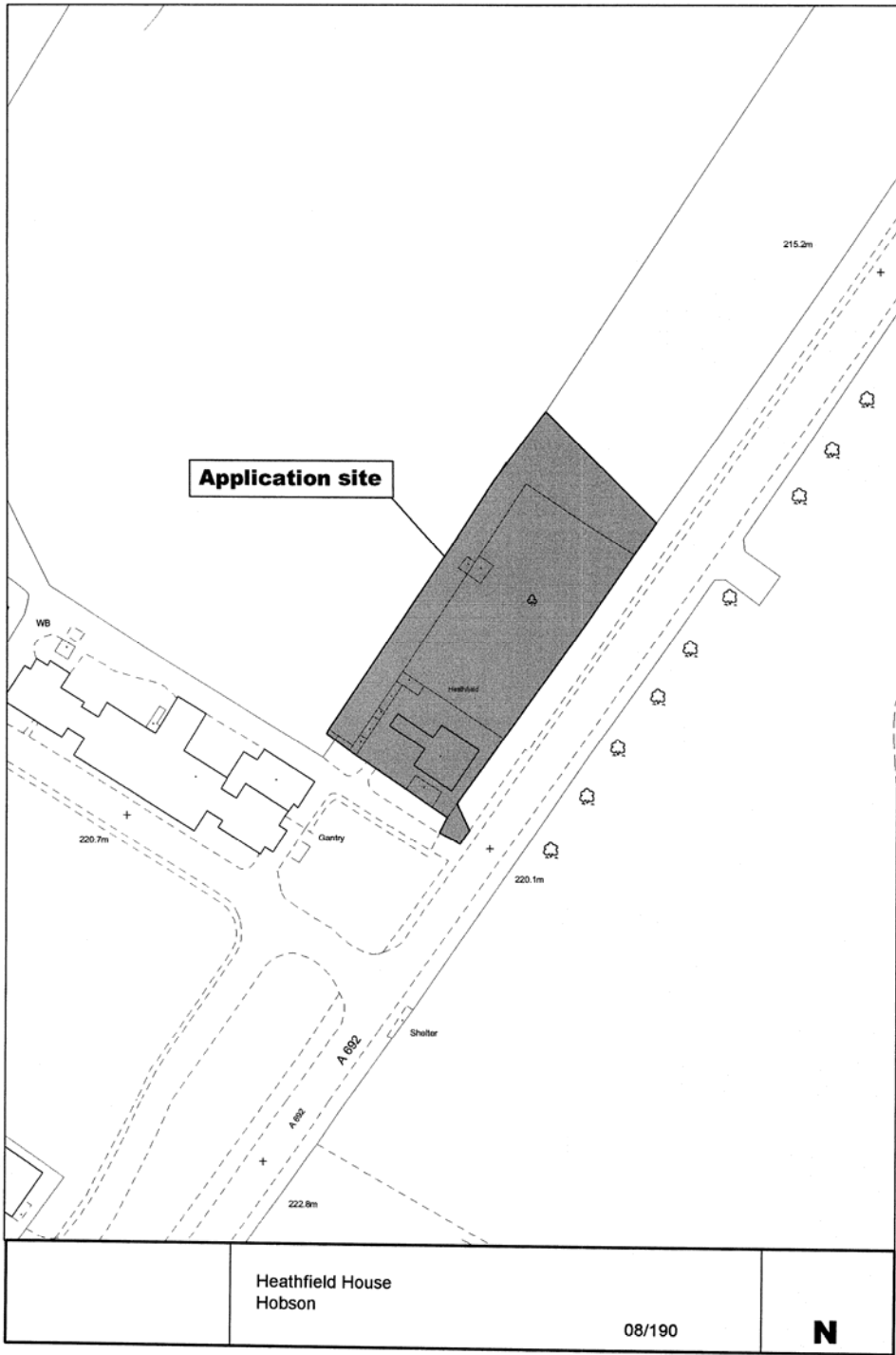
10. Located adjacent to the A692 Consett to Gateshead highway and north of the Hobson Industrial Estate, this former Coal Authority building and grounds, which is now a dwelling, is considered to be positioned within the open countryside between the settlements of Dipton and Burnopfield. Hobson Golf Course is located to the east, and woodland and open countryside to the north and west.
11. The proposed dwellings would be positioned to the north easterly end of the curtilage of the existing garden. The existing property would retain a garden area of approximately 36 metres, and as such adequate mitigating distances would result so that the amenity of the existing and future occupants would not be affected.
12. However, the proposed site also takes in land beyond the existing garden which would serve as a garden area for the proposed dwellings. A double garage is also proposed outside of the existing walled garden, clearly in open countryside.
13. Whilst some argument might be given that the area of the site within the garden grounds is curtilage and therefore brownfield, it is considered that the isolated nature of this single dwelling with substantial grounds, would mean that the appearance of new development would be an encroachment into the wider countryside. This has been the position taken by the Council and Planning Inspectorate previously in refusing residential development within these grounds.
14. The proposal is therefore considered to be at odds with policy EN1 and EN2 of the Local Plan, as it is considered to be an encroachment into the countryside without special justification (i.e. for purposes of agriculture, forestry or rural enterprise).
15. The proposal is also considered to be at odds with Policy HO5 of the Local Plan, as the development would extend beyond the existing built up area of neighbouring settlements.
16. It has not been demonstrated at this stage by the applicant that they could achieve the required sight lines for the access. This could potentially be overcome in consultation with the Land and Property Division of the Council or any future purchaser of the adjacent land and is therefore not seen as a reason for refusal at this time.
17. The main concern remains the principle of the development with the encroachment issue into the countryside without justification and that any new development would be outside of existing settlements patterns.

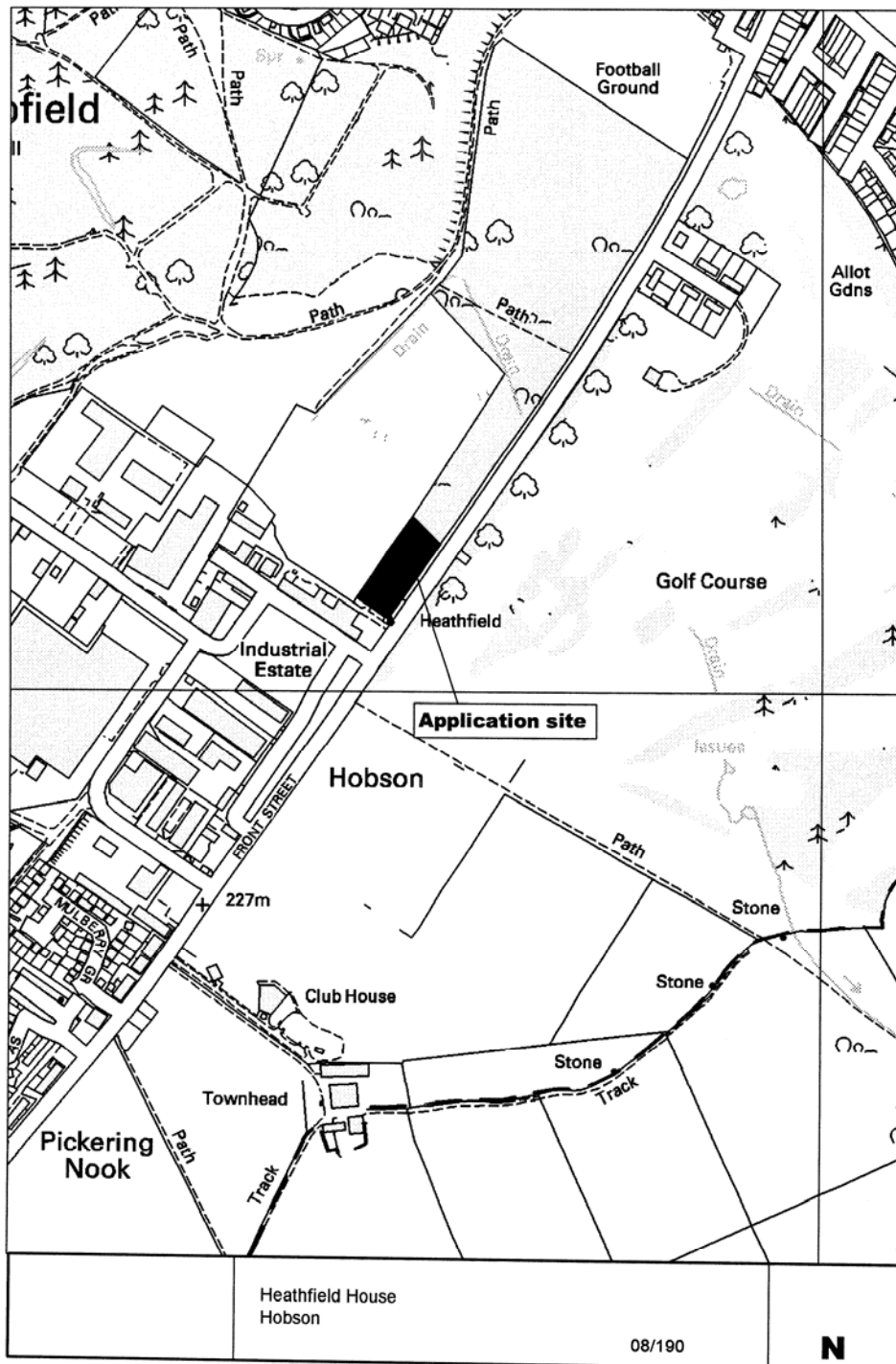
Recommendation

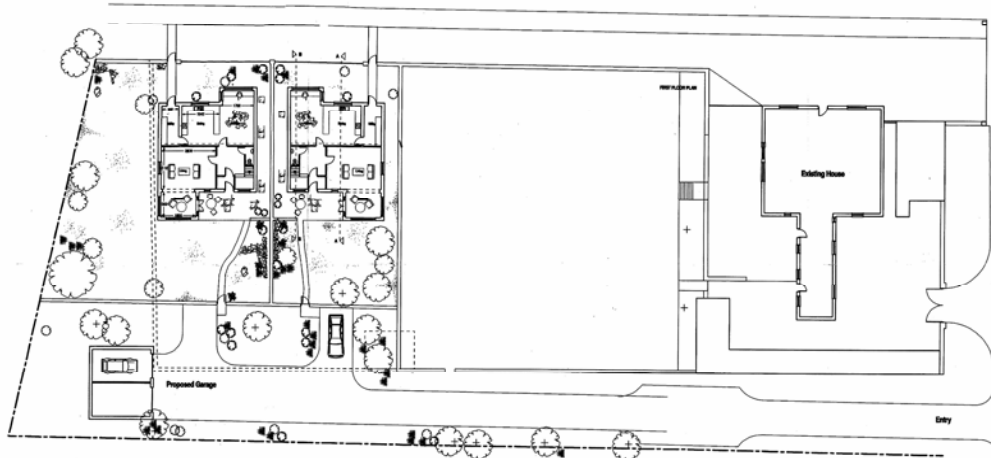
18. Refuse

The dwellings as proposed would be located in a physically isolated site in the open countryside that is separated from any settlement or group of dwellings. As such the proposal would fail the criteria laid out in Policies EN1, EN2 and H05 of the Local Plan, as the development proposed would be outside of the existing built up area and is considered to be encroachment into the countryside, without demonstration for a need for persons engaged in agriculture, forestry or other such rural enterprise.

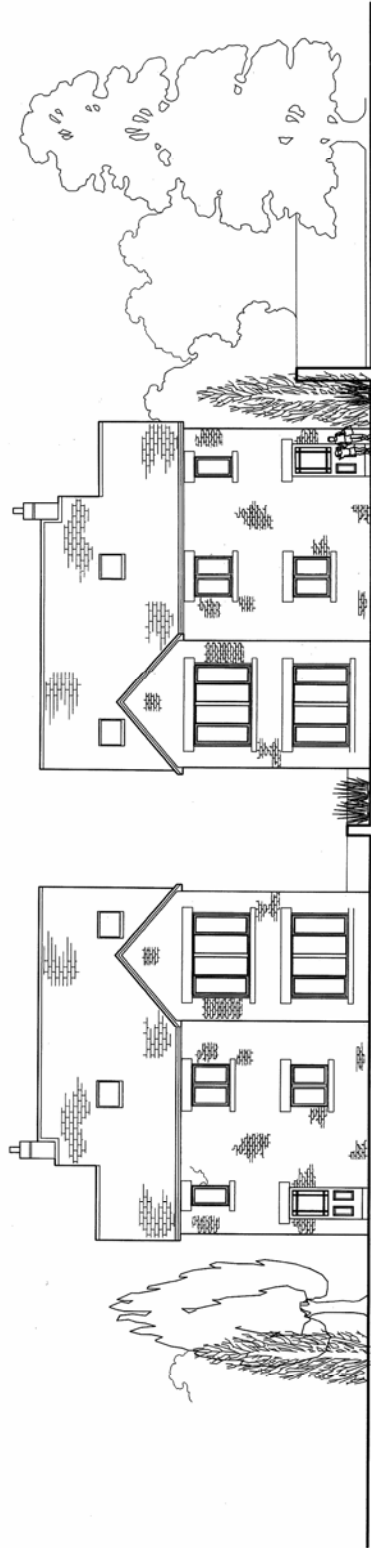
Report prepared by Shaun Wells, Senior Area Planning Officer







PROPOSED SITE PLAN



FRONT ELEVATION

RECOMMENDATION FOR APPROVAL

1/2008/0095 and 1/2008/0201

19/02/2008

Mr P Wilks

Whitbank Garage, Durham Road
Lanchester

Erection of single storey rear extension, demolition of partially collapsed section to the south side of unit, installation of two underground tanks and erection of security fencing

Lanchester Ward

The Application

1. These applications seek Planning Permission and Conservation Area Consent for the re-development of Whitbank Garage. It is intended to re-open the Garage which is currently closed and continue its uses as a Petrol Station, MOT Workshop and Car Showroom. A variety of internal and external alterations, as well as additions, are proposed to the building and site as a whole to enable its commercial operation again.
2. Changes to the façade are sought to improve the visual appearance of the building. This includes re-cladding the face of the existing building as well as the removal of a partially collapsed section to the southern side of the garage building. A small extension would also be created to the rear of the existing building, to comply with MOT testing requirements. New window, roller shutter and door openings would be inserted to the existing building. Two new underground petrol tanks would be installed and green mesh link security fencing would enclose the site. To the front, north western side of the site, two new jet washes would be installed. Vehicular access arrangements would remain as existing, these being an entrance and exit onto the main Durham Road.

History

3. Outline Planning Permission for residential development was refused at Appeal in May 1989 (reference 1/1988/821/DM) for approximately 2.75 hectares of land at Crow Hall Farm, Lanchester. This included the rear part of the current application site, the grassed area to the east and north.
4. In 1996 a Planning application was made for the re-development of the site to provide a Car Showroom, Outdoor Storage Area and Workshop, however this was subsequently withdrawn (reference 1/1996/1357/DMFP).
5. An application for the erection of six detached dwellings on the site was submitted in August 2002 (reference 1/2002/668/DM). The application was

withdrawn prior to determination.

6. An application for the erection of twelve dwellings was refused Planning Permission in 2003 (reference 1/2002/0943/DMFP).
7. Planning Permission for the demolition of the existing garage and the erection of a replacement garage building was approved in December 2003 (reference 1/03/0595/DMFP).
8. A Planning application for 10 dwellings was withdrawn in November 2006 (reference 1/06/0865DM).
9. A re-submitted application for the demolition of the garage and car showroom was again withdrawn in August 2007 (reference 1/07/0468/DM).

Policy

9. The following policies of the adopted local plan are relevant in determining this application:

EN06	Development within areas of High Landscape Value
EN23	Wildlife Corridors
GDP1	General Development Principles
TR02	Development and Highway Safety
EN14	Demolition in Conservation Areas
EN26	Control of Development causing Pollution

Consultations

10. County Highways Development Control Officer - Advises that he has no objections. He is of the opinion that there is no means with which to refuse this latest application which 'would basically kick start the business again on the site'.
11. County Council (Design and Conservation Officer) - Advises that the site is in Lanchester Conservation Area and that this Garage has been vacant and boarded up for about two years. It presents a poor appearance to the setting of the village. Due to the prominence of this site more information is required regarding location, materials and appearance of the re-cladding, detail with regard to the materials and finished appearance of the new windows. She also advises that she would prefer to see a less intrusive style of fence for the outer fence adjacent to the farmland. She has no objections to the Garage which is an existing feature but the appearance should be understood due to the prominent location.

12. Council's Environmental Health Division - Advises that as the proposal relates to the re-opening of a previous similar business with a small extension, they have no adverse comments to make. However, advises that the proprietor of the business, should they wish to sell petroleum from the site, would be required to apply to the Council's Environmental Health Division for a Permit to Unload Petrol into Storage, under the auspices of the Pollution Prevention and Control (England and Wales) Regulations SI 1973 2000.
13. Environment Agency - The Environment Agency has offered no objections. However advises that floor levels within the proposed development should be set no lower than existing levels and flood proofing of the proposed development should be incorporated where appropriate. They consider that the controlled waters at this site are of low environmental sensitivity, therefore they will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. An acceptable method of foul drainage disposal would be connection to the foul sewer.
14. They also advise that the Sewerage Undertaker should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution.
15. Northumbrian Water - No objections.
16. Natural England - Natural England advises that the above proposal is unlikely to have an adverse effect in respect of species especially protected by law, subject to the following conditions:
 - No development shall take place unless in accordance with the mitigation detailed within the protected species report 'Bat and barn owl Survey of Whitbank Garage, Lanchester', County Durham 26 October 2007' including, but not restricted to adherence to timing and spatial restrictions; provision of mitigation in advance; adherence to precautionary working methods; provision of a bat boxes.
Reason: To conserve protected species and their habitat.
17. Lanchester Partnership - It is not clear what the rehabilitated buildings would look like, as details of the re-cladding are not evident. The proposed northern gable does not accord with the existing building on site.
18. Have yet to comment on the further information and plans the applicant's Architect has now submitted.
19. Neighbours have been consulted and a site notice posted. Six letters of objection have been received from local residents. These are summarised below:
 - Stretch of road already high risk and busy.
 - Thirteen exits onto the Durham Road within 400m of this location.
 - Increase in traffic movements leaving and joining the main road in the

vicinity of the nearby junctions, including Bishops Meadow residential estate which is already hazardous.

- A traffic assessment should be submitted showing expected vehicle movements.
- Additional traffic flow will add to possibility of accidents at these busy and dangerous junctions. This will be exacerbated by additional traffic from new housing developments in the area.
- Durham County Council objected to the Planning application at Bishops Meadow on the grounds of road safety and poor junction design. The problem of traffic safety has grown since then, and there have been two traffic incidents.
- The main junction, accesses, road markings and signage are a concern as well as still being a concern to the Durham County Council Area Engineer.
- No indication of hours of business.
- Unlikely to be commercially sustainable as others within close proximity and therefore this is unnecessary.
- A noise assessment should be undertaken to assess impact from construction and operation. Noise from site and traffic at unsociable hours.
- Noise and disturbance from car wash facilities against neighbouring garden.
- No indication of lighting to be used during construction and operation. This would cause disturbance at night.
- A water quality assessment is required as a large amount of surface water can be expected.
- The entrance to the adjacent field floods during heavy rain indicating sewer capacity and drainage inappropriate which could overflow the sewer leading to health risks.
- There may be potentially hazardous waste materials and contamination from the MOT testing facilities and old fuel tanks therefore a full ground investigation and contaminated land assessment is required.
- No renewable energy resources proposed.
- Proximity of houses to fuel tanks would be hazardous.
- The site should be returned to greenbelt through a compulsory purchase order and turned to habitat creation as grassland or woodland.
- Care should be taken to integrate development into open landscape background.
- The materials should be natural looking i.e. brown brick or sand/cement render and not metal cladding as this is shiny and would not blend into the landscape.
- There should be landscaping to screen the fencing and vehicles on the site.

Officer Assessment

20. The site occupies a prominent position adjacent to the A691 Durham Road

and lies within the Lanchester Conservation Area. It is understood from the applicant, and confirmed through the Council's Revenues and Benefits Division, that the Petrol Station and Showroom element of the site has not been in use since 2000 with the MOT/Repair Workshop ceasing in 2004. In December 2003 Planning Permission was granted for the demolition of the existing garage and the erection of a replacement garage building. The applicant was given five years to implement this approval, and the Permission remains extant until December 2008. The site therefore still has a lawful use as a Car Sales Garage and Petrol Filling Station which could be resumed without further Planning Permission. In light of this, the principle of the development cannot be questioned given its lawful status.

21. The existing garage is in a very dilapidated and poor state of repair with the building boarded up and grey steel security fencing to the front. The building is mainly brick clad with a variety of different colours and materials to the existing boarding panels and signage. The area of land to the rear of the Garage was formerly an area of hardstanding associated with the commercial use of the site and has an unkempt appearance, as has the general hardstanding surrounding the whole building. The current poor appearance of the Garage undoubtedly has a harmful impact upon the character of the surrounding environment and presents a poor image to the setting of the Lanchester Conservation Area.
22. The applicant's Architect has confirmed the proposed materials to be used. Metallic silver cladding is proposed to the whole of the building; the windows would be dark grey aluminum; the roof would remain the same with light grey sheeting. The new roof to the small extension to the rear would also be light grey metal sheeting, and the roller shutters would be dark grey.
23. The demolition of the flat roofed section to the south of the building, currently boarded up, and the redevelopment of the site with a re-clad building, should be welcomed as it would improve the visual quality and character of the area in accordance with policies EN6 and GDP1. It is considered that the proposed materials and colours are appropriate for a Petrol Station and Garage in this location, outside the historical and architectural core of Lanchester village. The alterations proposed to the site would enhance its appearance within the Conservation Area. Green mesh fencing as proposed to the perimeter of the site is deemed appropriate within this location, as opposed to galvanized steel palisade fencing. The existing materials comprising the canopy to the front of the site would remain the same, however it is appropriate to maintain control over the intended colour finish of the canopy. This requirement should be conditioned, if Members are minded to grant Permission.
24. With respect to the Car Sales use, this element was granted Planning Permission in 2003, where it was considered acceptable in principle. As already noted this previous Planning Permission can still be implemented until December of this year. However, it is important that Planning controls are exercised so that the use operates in a well ordered manner and is confined to the rear part of the site to ensure that vehicles are not displayed for sale

along the frontage. A Planning condition could control this to ensure that the Car Sales do not encompass the whole of the site and that the vehicles to be stored outside are adequately screened by trees from the south of the site when viewed along Durham Road, from the north, adjacent to residential properties and from the east of the site when viewed from the open countryside.

25. With regards to highway issues, local residents are concerned about the re-use of the access to and from this site, in the vicinity of other junctions and especially the access into the adjacent Bishops Meadow estate. Concerns are raised at the increased turning of cars in and out of the Garage onto this stretch of Durham Road. The concerns of the objectors are noted, and have been discussed with Durham County Council Highways Development Control Officer. However, no objections have been raised by him given the site's current and lawful commercial use, and as there will be no alterations to existing access arrangements he considers there are no good reasons to refuse Planning Permission on highway safety grounds.
26. As the proposal relates to the re-opening of a previous similar business, the Council's Environmental Health Division have no adverse comments to make in terms of residential disturbance. However, it is noted that the proprietor of the business would be required to apply to the Division for a Permit to Unload Petrol into Storage, under the Pollution Prevention and Control Regulations to sell petrol from the site. The applicant will be informed of this requirement, in the event Planning Permission is granted. The location of the vapour recovery system, however, is not highlighted on the plans. This would have to be referred to on any application under the PPC regulations. However the manifold pipes system for this and the required petrol vents can be quite a large structure and therefore its positioning is conditioned to ensure a suitable location in the interests of visual amenity.
27. Concern has also been expressed regarding the potential contamination of the land from the previous MOT facility and the Petrol Tanks within the ground. Although new Petrol Tanks are proposed, it is appropriate to ensure the correct and removal of the old ones is carried out, or that the area is made safe to ensure that contamination of the ground, either soil or water pollution from the old petrol tanks is prevented, in accordance with Policy EN26 of the Local Plan.
28. It is understood that the Fire and Rescue Service, who represents the Licensing Authority for premises of this nature, would also require a separate pipe and tank to be installed for the collection of surface water. This incorporates a petrol interceptor and inspection chamber for collection of oil to ensure the prevention of petrol leakage into the groundwater. Regular checks would also be undertaken until completion to their satisfaction.
29. The applicant has indicated that the foul water and surface water would go to the existing sewers. This is acceptable to both the Environment Agency and Northumbrian Water who have both looked at the proposal and have no objections given the previous use of the site. The Environment Agency

consider that the controlled waters at this site are of low environmental sensitivity, therefore they do not need to provide detailed site-specific advice or comments with regards to land contamination issues for this site.

30. In terms of residential amenity, the applicant has also confirmed that it is unlikely that the premises would be open 24 hours a day. The only lighting would be from the external canopy and from inside the building rather than any proposed external security lighting. However, it is considered prudent to require that the applicant agree the proposed hours of operation with the Local Planning Authority, as well as any external lighting that may be required in the future. This would ensure that amenity of residents of Bishops Meadow in terms of noise, disturbance and light pollution at unsociable hours is safeguarded.
31. It is proposed to install two jet washes to the front (north-eastern) side of the site. These would be jet washes are opposed to large drive in car wash structures. Concern has been expressed by the adjoining neighbour at 5 Bishops Meadow regarding noise and disturbance adjacent their back garden. The jet washes did receive Planning Permission in 2003, and the adjacent dwelling was in the process of being sold from the builder to the owner at the time. The applicant's Agent has confirmed their willingness to only have one jet wash and to screen this with acoustic fencing and trees to ensure satisfactory amenity in terms of noise and disturbance for this neighbouring resident.
32. The submitted bat survey found that that there was no evidence to suggest that bats use the building. Therefore causal use by non-breeding bats is assumed as the worst case scenario and thus the report proposed that residual risk to bats would be minimized by the timing and methodology of works and provision of crevice roosts in the re-developed building. This requirement can be conditioned in accordance with policies GDP1 and EN23 of the Local Plan.
33. Overall it is concluded that the proposals represent a significant improvement to the character of Lanchester Village with the improvements to the run down dilapidated Garage which, given its prominent position, is an eyesore to the special rural qualities and characteristics of the area in accordance with Policy GDP1. The replacement cladding and external alterations to the Garage would be respectful to the site's location in accordance with Policy GDP1 and EN6. It is considered acceptable to demolish a small brick part of the building which has no quality in accordance with EN14 of the Local Plan. The proposals, with attached conditions, would not have significant detrimental impact on neighbouring residential amenity, or the aims of the wildlife corridor in accordance with Policies GDP1, EN23 and EN26. The proposal would not have a detrimental effect on protected species in accordance with Policies GDP1 and EN23.

Recommendation

34. Conditional Approval

- Approved Plans (ST)
- Time Limit (ST01)
- Amended Plans (G04)
- The use shall not commence until details of the manifold and vapour recovery system, petrol vents and automated control unit, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the use shall not be carried out other than in accordance with these approved details.
- Reason: To enable the Local Planning Authority to retain control over the provision of the manifold and vapour recovery system and petrol vents and automated control unit; to secure a satisfactory standard of development and in the interests of visual amenity, having regard to policy GDP1 of the Local Plan.
- No development shall commence until detailed plans of the jet washes and petrol pumps have been submitted to, and agreed in writing by the Local Planning Authority. This shall include the installation of one 'jet wash' only, as opposed to two, which shall incorporate tree and acoustic fence screenings adjacent the neighbouring property of no. 5 Bishops Meadow. The approved details shall be undertaken as agreed prior to the use of the Petrol Filling Station coming into effect.
- Reason: In the interests of protecting the character and appearance of the area and the amenity of the neighbouring occupier of no. 5 Bishops Meadow in accordance with Policies GDP1, EN26 and EN6 of the Local Plan.
- No development shall commence until details of the opening hours have been submitted to, and agreed in writing by, the Local Planning Authority. The development shall operate within the approved opening hours unless agreed otherwise in writing by the Local Planning Authority.
- Reason: In the interests of protecting the character and appearance of the area and residential amenity in accordance with Policies GDP 1, EN6 and EN26 of the Local Plan.
- No development shall commence until details of the colour finish to be used for the canopy of the Petrol Filling Station have been submitted to, and agreed in writing by, the Local Planning Authority. The approved details shall be undertaken as agreed prior to the use of the Petrol Filling Station coming into effect.
- Reason: In the interests of protecting the character and appearance of the area in accordance with Policies GDP1, EN6 of the Local Plan.
- No development shall commence until detailed plans highlighting the part of the site that is to be dedicated to Car Sales has been submitted to, and agreed in writing by, the Local Planning Authority. No cars shall be displayed for sale outside of the agreed Car Sales Area. This should also include landscaping of the site in order to screen outdoor car storage from the northern, eastern and southern side of the site.
- Reason: In the interests of protecting the character and appearance of the area and residential amenity in accordance with Policies GDP1, EN6 of the Local Plan.
- No development shall take place unless in accordance with the

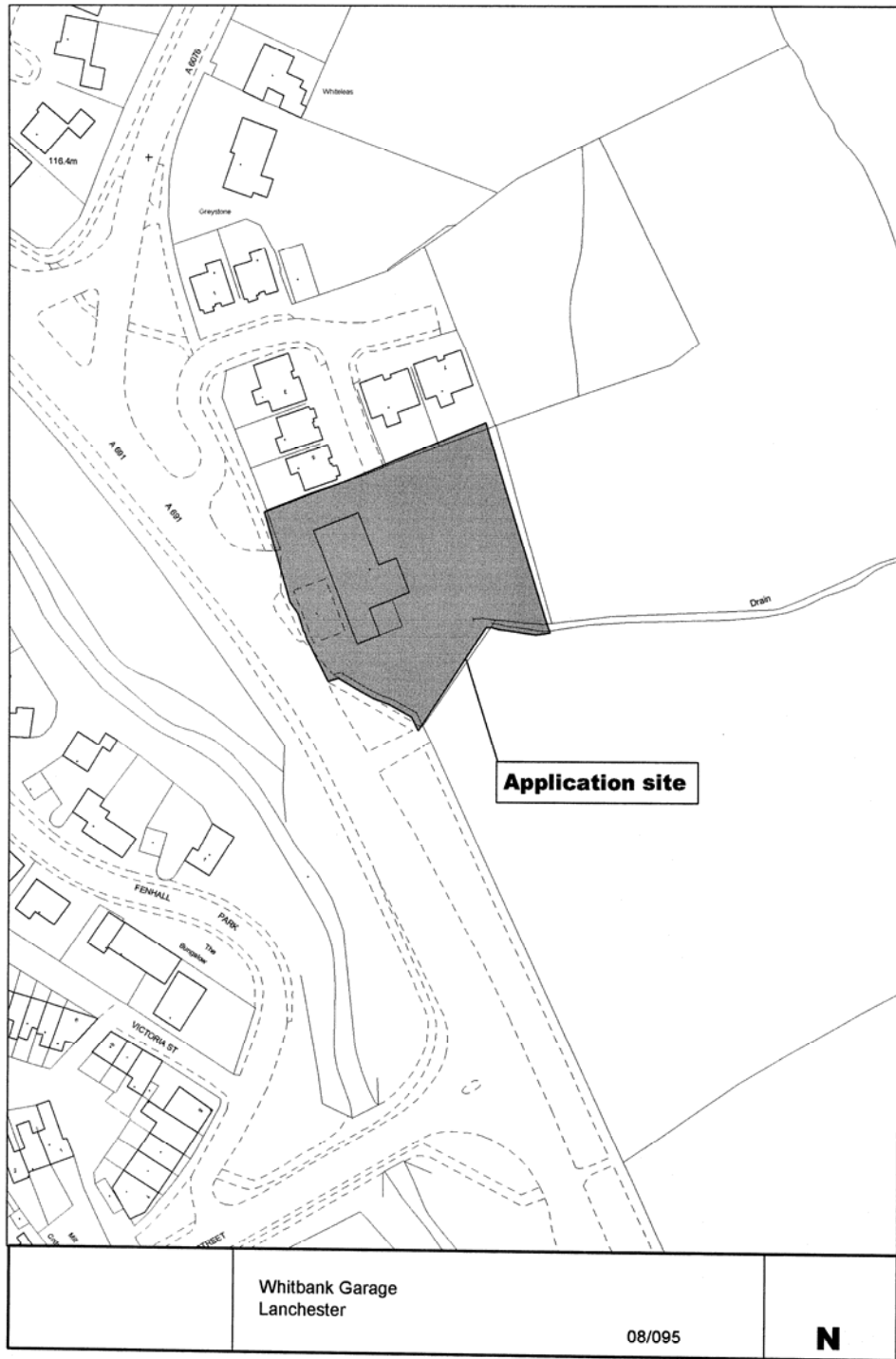
mitigation detailed within the protected species report 'Bat and Barn Owl Survey of Whitbank Garage, Lanchester', County Durham 26 October 2007' including, but not restricted to adherence to timing and spatial restrictions; provision of mitigation in advance; adherence to precautionary working methods; provision of a bat boxes.

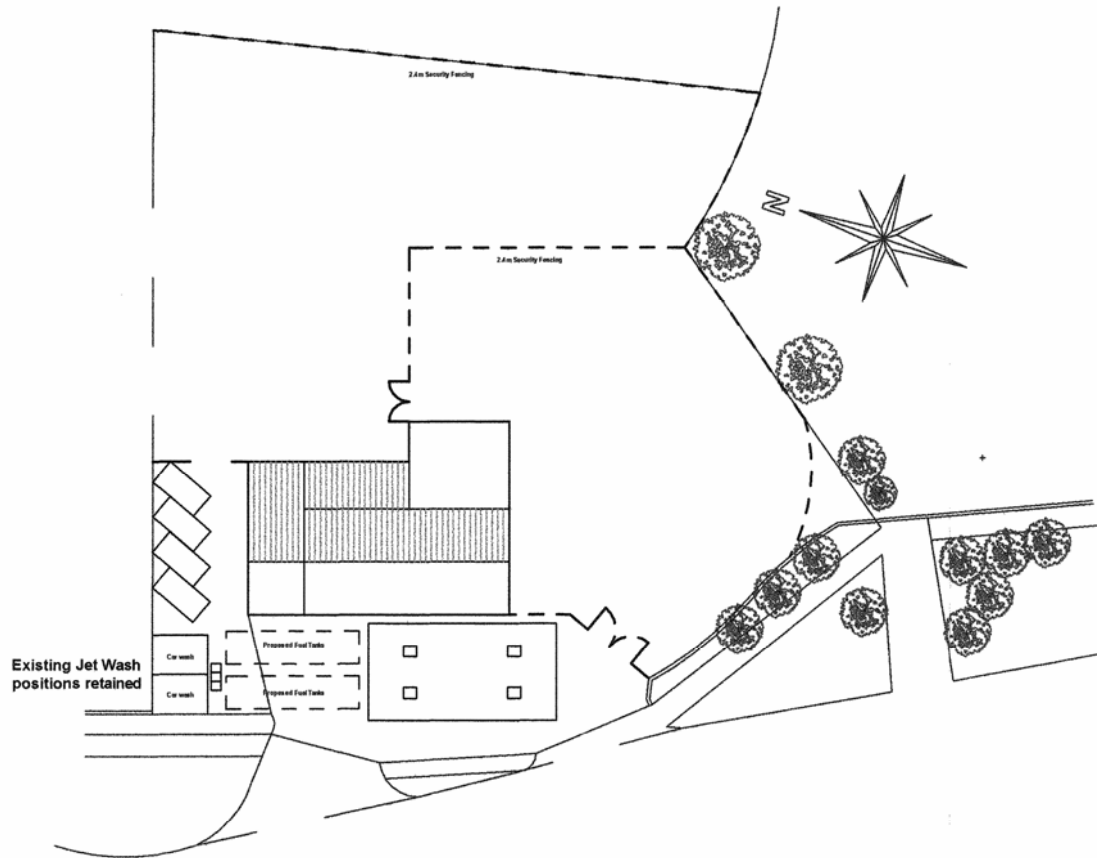
- Reason: To conserve protected species and their habitat in accordance with Policies GDP1 and EN23 of the Local Plan.
- There shall be no alterations to the ground levels of the site unless agreed otherwise in writing by the Local Planning Authority.
- Reason: In the interest of ensuring a satisfactory form of development and to provide overland flood flows in accordance with Policies GDP1 and EN26 of the Local Plan.
- No floodlighting or other form of external lighting shall be installed unless in accordance with details which have previously been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.
- Reason: In the interest of visual and residential amenity and the site's location within the Wildlife Corridor having regard to Policies GDP1, EN6, EN23 and EN26 of the Local Plan.

Reason for Approval

35. The proposals represent a significant improvement to the character of Lanchester Village with the improvements to the run down dilapidated Garage which, given its prominent position, is an eyesore to the special rural qualities and characteristics of the area in accordance with policy GDP1. The replacement cladding and external alterations to the Garage would be respectful to the site's location in accordance with Policies GDP1 and EN6. It is considered acceptable to demolish a small brick part of the building which has no quality in accordance with EN14 of the Local Plan. The proposals, with attached conditions, would not have significant detrimental impact on neighbouring residential amenity, or the aims of the Wildlife Corridor in accordance with Policies GDP1, EN23 and EN26. The proposal would not have a detrimental effect on protected species in accordance with Policies GDP1 and EN23.

Report prepared by Ann Rawlinson, Senior Area Planning Officer





PROPOSED SITE PLAN

RECOMMENDATION FOR APPROVAL

1/2008/0293

15/04/2008

Mr J Shepherd

35 Lambton Gardens
Burnopfield
NE16 6JY

Change of use of land to
domestic
Garden

Burnopfield Ward

The Application

1. Planning permission is sought by a District Council Employee for the change of use of land to a domestic garden at 35 Lambton Gardens, Burnopfield, which is a mid-terraced property within a housing estate. The proposed change of use would incorporate approximately 30 square metres of outdoor space at the front of the property.

Policy

2. The following policies of the adopted local plan are relevant in determining this application:

GDP1 GDP1 - General Development Principles

Consultations

3. Neighbours have been consulted and a site notice posted. No objections have been received.

Officer Assessment

4. The main issues to consider for this proposal are whether the loss of this open space would be detrimental to the recreational amenity value of the area and whether it would be detrimental to the visual amenity and character of the area.
5. Local Plan Policy GDP1 seeks to ensure that open land which is recognised for its amenity value is protected from development. This housing estate is characterised by rows of facing terraced properties with small areas of grass and a footpaths at the front, and a large expanse of central green space between the facing terraces. Whilst these smaller sections in front of the property are open space it is not considered that these pieces of land are of significant value to the recreational amenity of the area. The public would be deterred from using these front areas as some of the spaces, including the land under consideration, already have the appearance of private gardens as the occupants generally have planted trees and plants at the front. These areas are not particularly

suitable for active or passive recreational purposes as this would be detrimental to the privacy of the occupants. It is not considered that the loss of this open land would lead to a deficiency in open space provision in the area as there is sufficient space in the central section for amenity purposes. Also, there are large areas of open space and a playground in the vicinity of this property.

6. Another objective of Local Plan Policy GDP1 is to ensure that open land is protected from becoming garden land to protect the visual amenity and character of the area. It is recognised that no other properties on this particular streetscape have enclosed private front gardens and that approval of such an application would set a precedent for similar applications from the surrounding properties. Nonetheless, many other property owners elsewhere on this housing estate have already enclosed the pieces of land at the front of their properties. Therefore it is considered that the retention of this open space is not necessary for the character or visual amenity of the area and although a precedent would be set it would not be harmful to the character of the area.
7. The proposal is therefore considered to be acceptable and in accordance with Local Plan Policy GDP1.

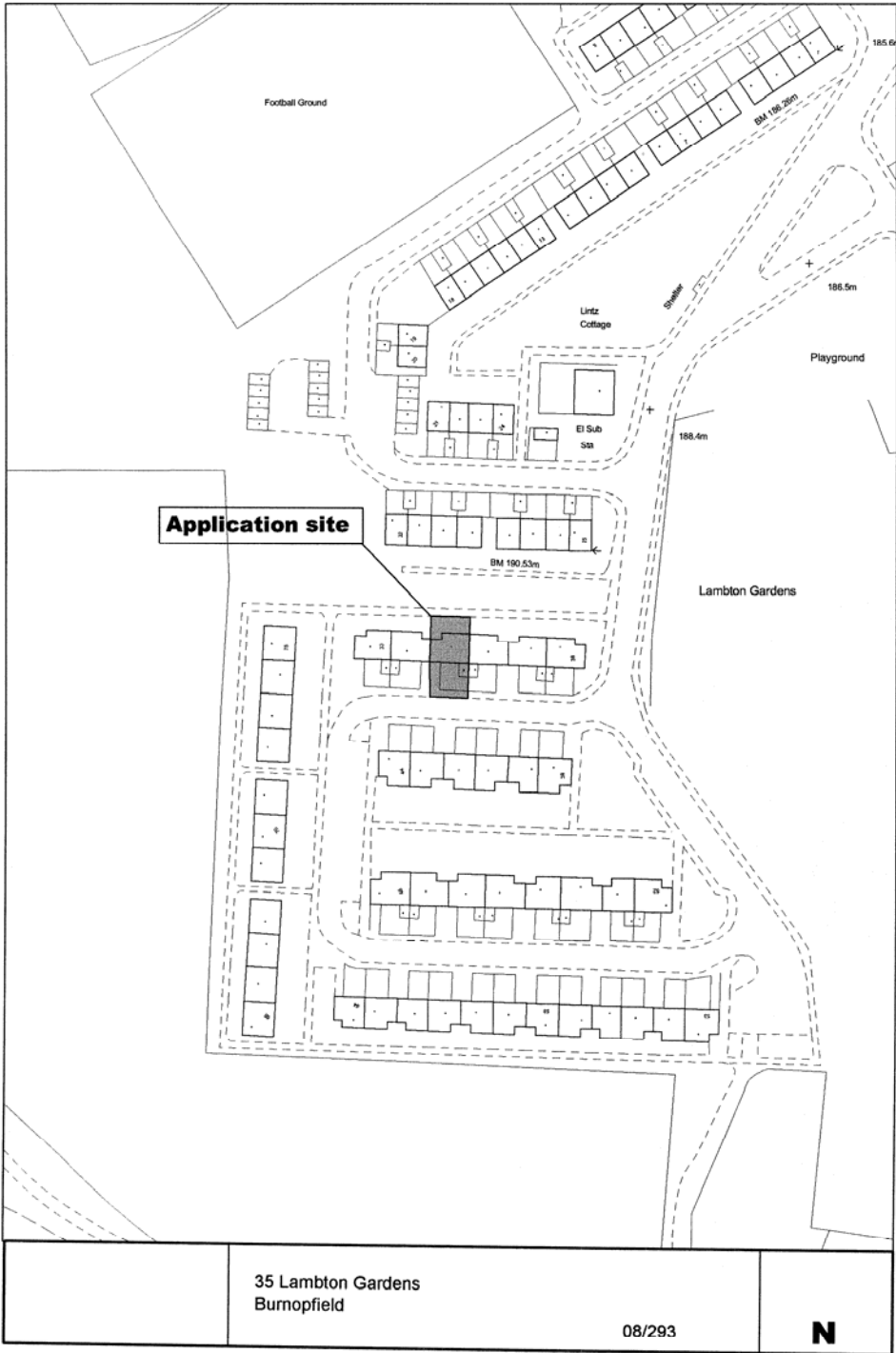
Recommendation

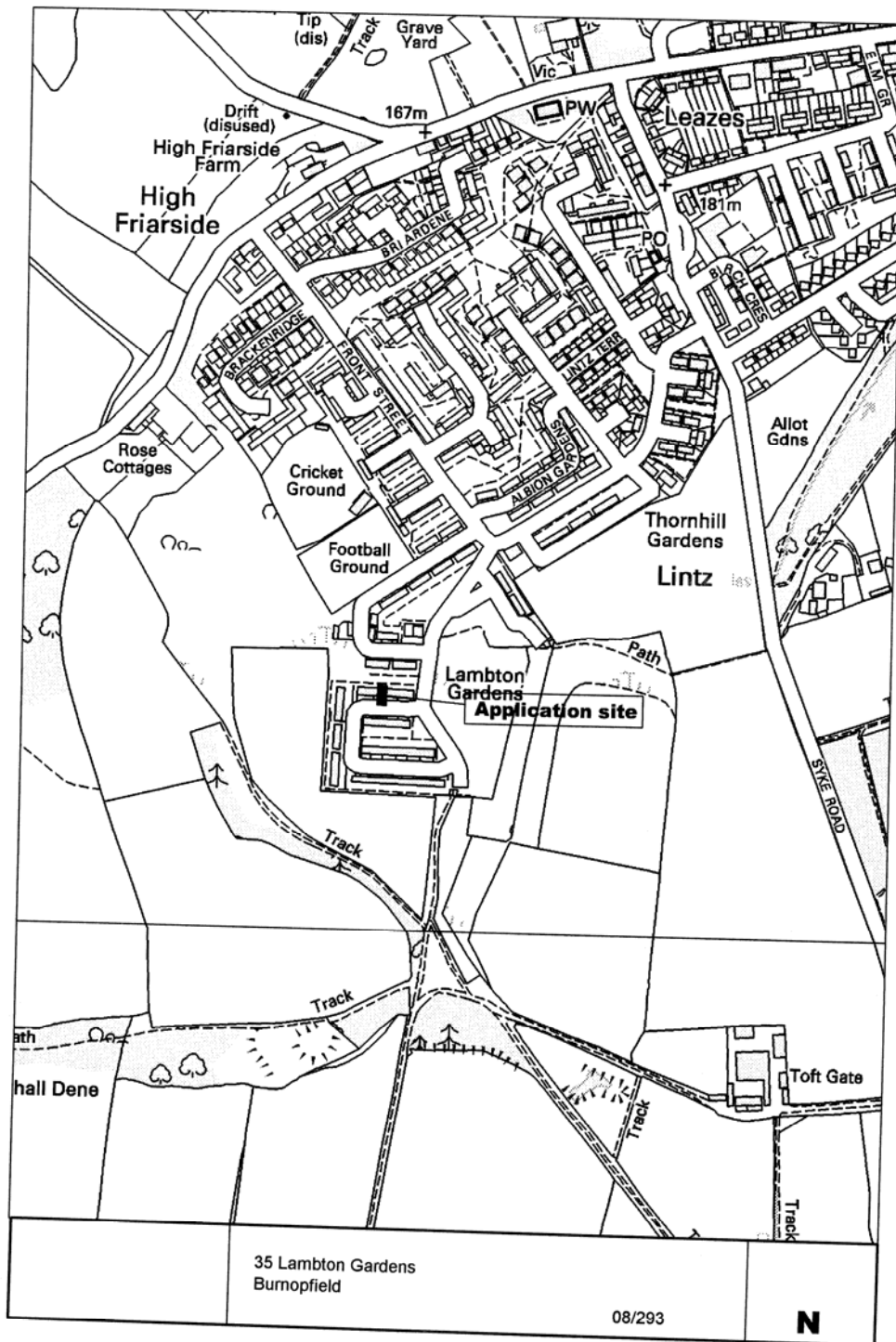
8. Conditional Permission
 - Three year time limit (ST)
 - Approved Plans (ST01)

Reason for Approval

9. The proposed change of use to private garden land is considered to be acceptable and in accordance with Local Plan Policy GDP1 as the land is not considered to be of significant recreational amenity value and the loss of this land would not be detrimental to the character and visual amenity of the area.

Report prepared by Louisa Ollivere, Area Planning Officer





RECOMMENDATION FOR APPROVAL

1/2008/0282

10/04/2008

Mr B Davison

25 The Elms
Shotley Bridge
Consett
County Durham

Garage extension to front

Ebchester and Medomsley Ward

The Application

1. Planning Permission is sought by a District Council Employee for the erection of a garage extension to the front of 25 The Elms, Shotley Bridge which is a modern detached property within a housing estate. The proposed extension would project 1.7m in front of the existing garage off-shoot and would be 2.9m wide. The extension would have a pitched roof to a height of 3.5m (2.7m at eaves) the same as the existing garage. The materials to be used in construction would be brick for the walls and concrete tiles for the roof. The garage extension is required as the existing garage space is being adapted to incorporate a utility room and cloakroom.

History

2. In 1993 a Planning application for thirty eight detached dwellings was refused (reference 1/1993/0965/DM).
3. Planning Permission was granted for 38 detached dwellings in 1993 (reference 1/1993/0965/DM).
4. In 1999 Planning Permission was granted for a conservatory on this property (reference 1/1999/0609/DM).

Policy

5. The following policies of the adopted local plan are relevant in determining this application:

GDP1	GDP1 - General Development Principles
HO19	Extensions and alterations to existing dwellings
TR2	Development and Highway Safety
SPG2	House Extensions

Consultations

6. County Highways Development Control Officer - has raised no objection to the proposal subject to the following condition being attached:

'The garage door shall be of a type which on opening and closing does not protrude forward of the garage building line.
Reason: In the interests of highway safety.'

7. Northumbrian Water - have no comments to make on the proposal.
8. Neighbours have been consulted and a site notice posted. No objections have been received.

Officer Assessment

9. The main issues to consider for this application are whether the extension would be detrimental to neighbouring amenity; whether the proposal is of an acceptable design 'in keeping' with the existing property and character of the area, and whether the proposal is acceptable in terms of highway safety.
10. Local Plan Policies GDP1, HO19 and SPG2 seek to ensure that extensions do not result in an unacceptable loss of amenity to neighbouring occupiers. In order to protect amenity SPG2 advises that single storey extensions should not exceed 3m in projection. In this case whilst the extension itself would only project 1.7m, together with the existing off-shoot, the projection would be slightly more than a 3m projection (3.2m). However, there would be no detrimental impact upon neighbouring light or outlook as this would only project as far as the adjacent next door garage. There would be no impacts in terms of privacy.
11. In terms of design, Local SPG2 recognises that a high standard of design is particularly important on the front elevation of a dwelling. Whilst this garage would be larger in appearance than other garage off-shoots on this estate, its impact would be reduced due to the stepped layout of properties on this estate, and as it would project no further than the neighbouring garage. The design incorporates a pitched roof and materials to match the existing property as advised in Local Plan Policy HO19. It is therefore considered that the extension would not damage the character or appearance of the property or locality as it would not form an intrusive element in the streetscape.
12. Local Plan Policies HO19 and TR2 restrict extensions from resulting in the loss of off-street parking space such that the level of provision is reduced to below the minimum requirements. Even though some of the driveway at the front would be lost as a result of this development, approximately 5.5m would remain which would be sufficient to allow the parking of one car with another in the garage which is an acceptable provision for a property of this size. It is agreed with the Highways Officer that it would be appropriate in this instance to attach a condition ensuring the garage door is of a type that does not protrude forward of the garage building line, to prevent a parked vehicle encroaching over the highway.

13. The proposed garage extension is acceptable as it would not be detrimental to neighbouring amenity or highway safety and is 'in keeping' with the existing property and locality in accordance with Local Plan Policy GDP1, HO19 and TR2 and SPG2.

Recommendation

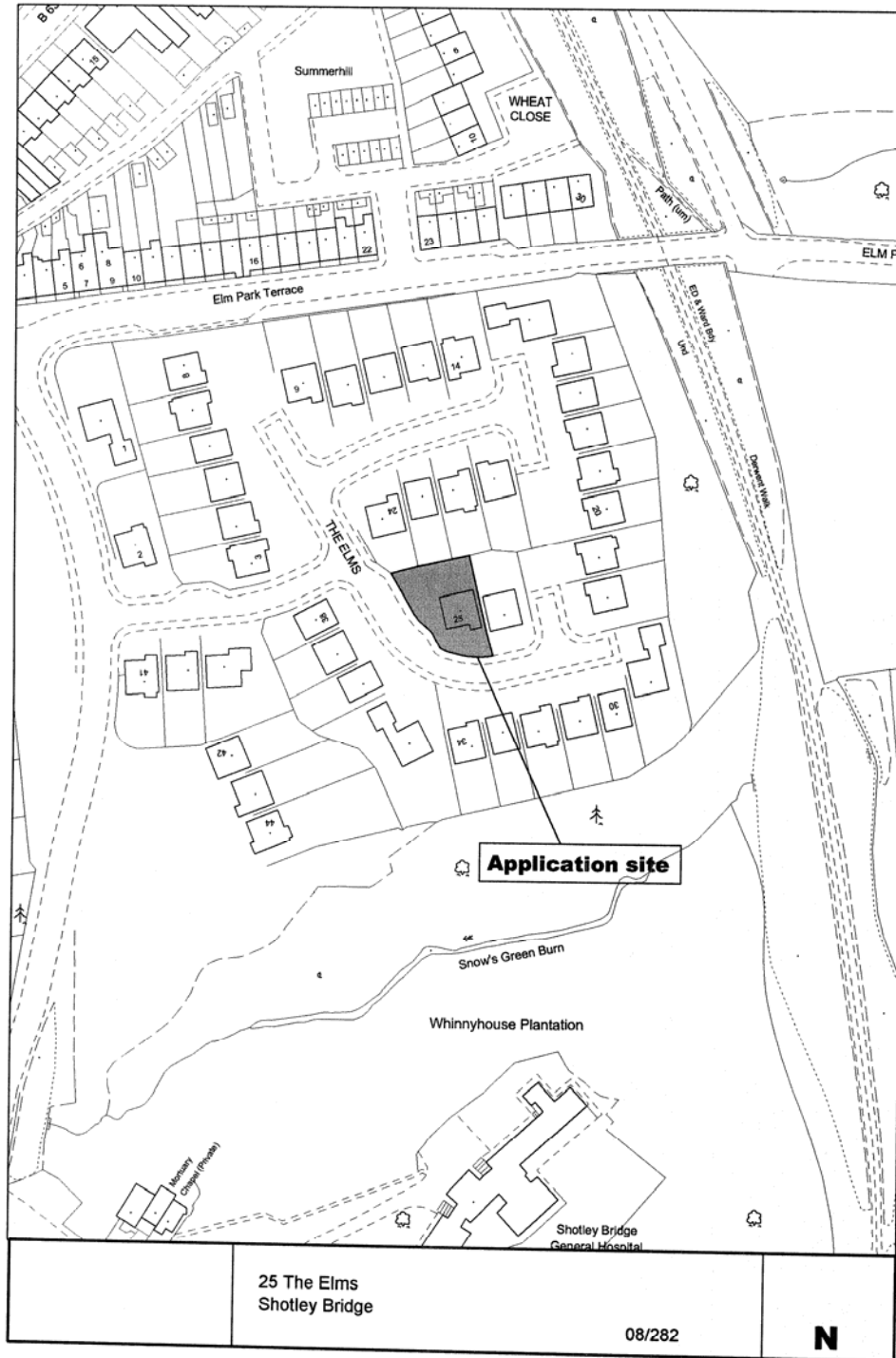
14. Conditional Permission

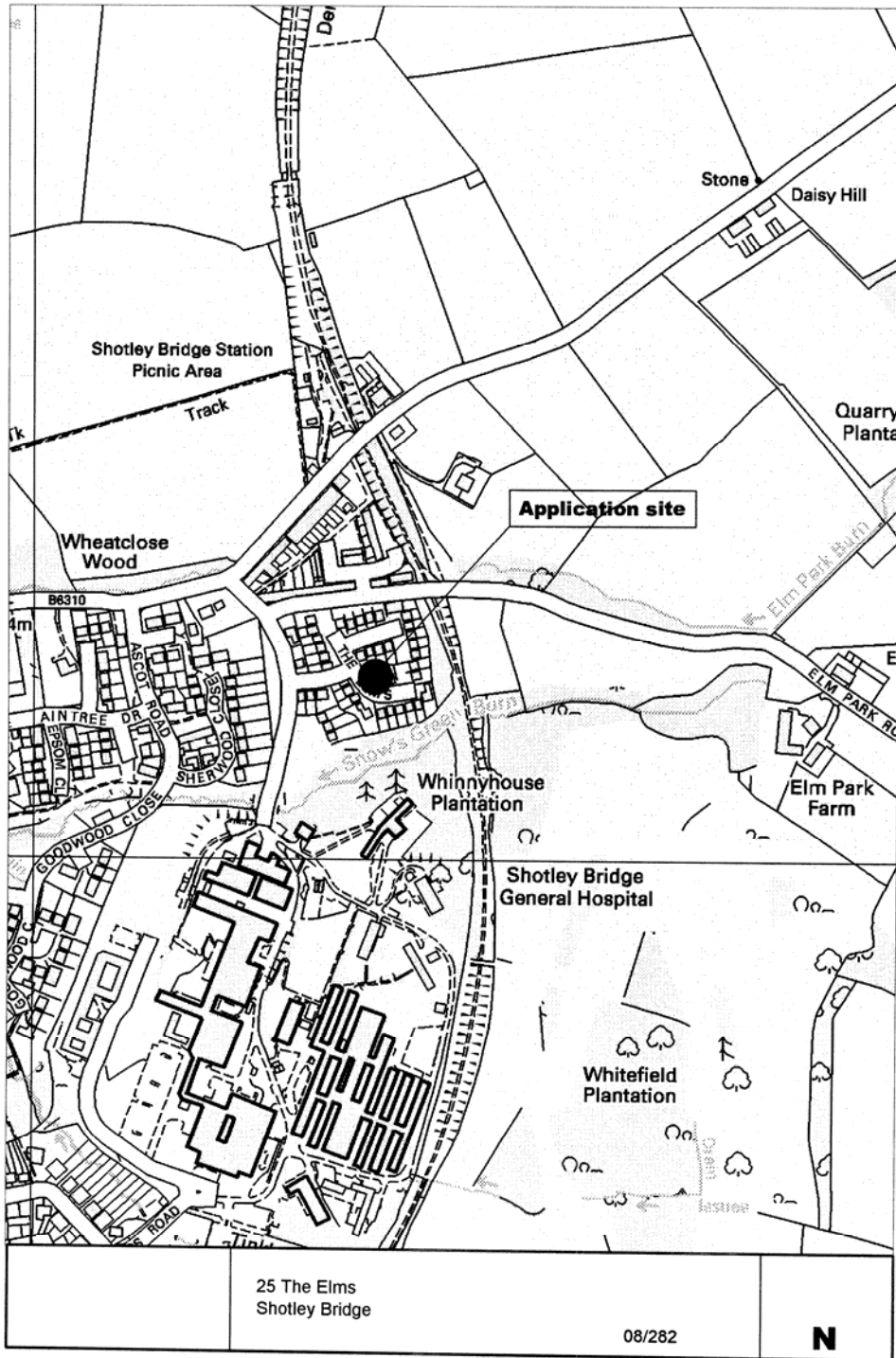
- Three year time limit (ST)
- Approved Plans (ST01)
- Materials to match existing property (DH05)
- The garage door shall be of a type which on opening and closing does not protrude forward of the garage building line.
Reason: In the interests of highway safety.

Reason for Approval

15. The proposed garage extension is acceptable as it would not be detrimental to neighbouring amenity or highway safety and is 'in keeping' with the existing property and locality and complies with Local Plan Policies GDP1, HO19 and TR2 and SPG2.

Report prepared by Louisa Ollivere, Area Planning Officer





RECOMMENDATION FOR APPROVAL

1/2007/0361

23/04/2007

Barratt Newcastle

Land to the south of
Oxhill Farm
South Moor
Stanley
County Durham

Residential development
(Outline)

South Moor Ward

Background

1. Members will recall that they resolved to Planning Permission, subject to conditions, at the meeting of the Development Control Committee 13th December 2008. The Minutes of that meeting are appended to this report.
2. There are eighteen private allotments on the application site, thirteen of which are understood to be currently used. The Council's Allotment's Officer has indicated that there is an alternative allotment site within close proximity, but to the north of the A693 road. The alternative site is in poor repair and would require significant investment to be brought back into secure functional order.
3. At the meeting of the 13th December 2007, Members asked that it should be suggested to Barratt Homes that they make a contribution to help bring the identified alternative allotment site up to a useable standard. Every effort should be made to relocate the occupiers of the current allotments. It was resolved to approve the application, subject to negotiations taking place.
4. In order to consider this request, the Case Officer has met with the Allotments Officer and representatives of Barratt Homes on the site of the alternative allotments. Barratt Homes have carried out a costing exercise which indicated that in their opinion it would cost in the region of £152,000 to bring the allotments up to secure and useable order.
5. Barratt Homes have offered a sum of £5,000 as a 'good will' gesture towards the upgrading of the alternative Council owned allotments. Whilst this clearly falls a long way short of the required sum, Members need to consider that the current allotments are non-statutory. There is no requirement for the applicant to relocate the displaced Allotment holders. As such no Condition, Section 106 Agreement or other binding agreement was considered feasible. The decision notice has not yet been released, given the comments previously expressed by Members.
6. The Agent for the Applicant has written to the Planning Division (letter appended) to outline the benefits that the scheme will accrue through road improvements (estimated to be at a cost of £300,000), the provision of 25

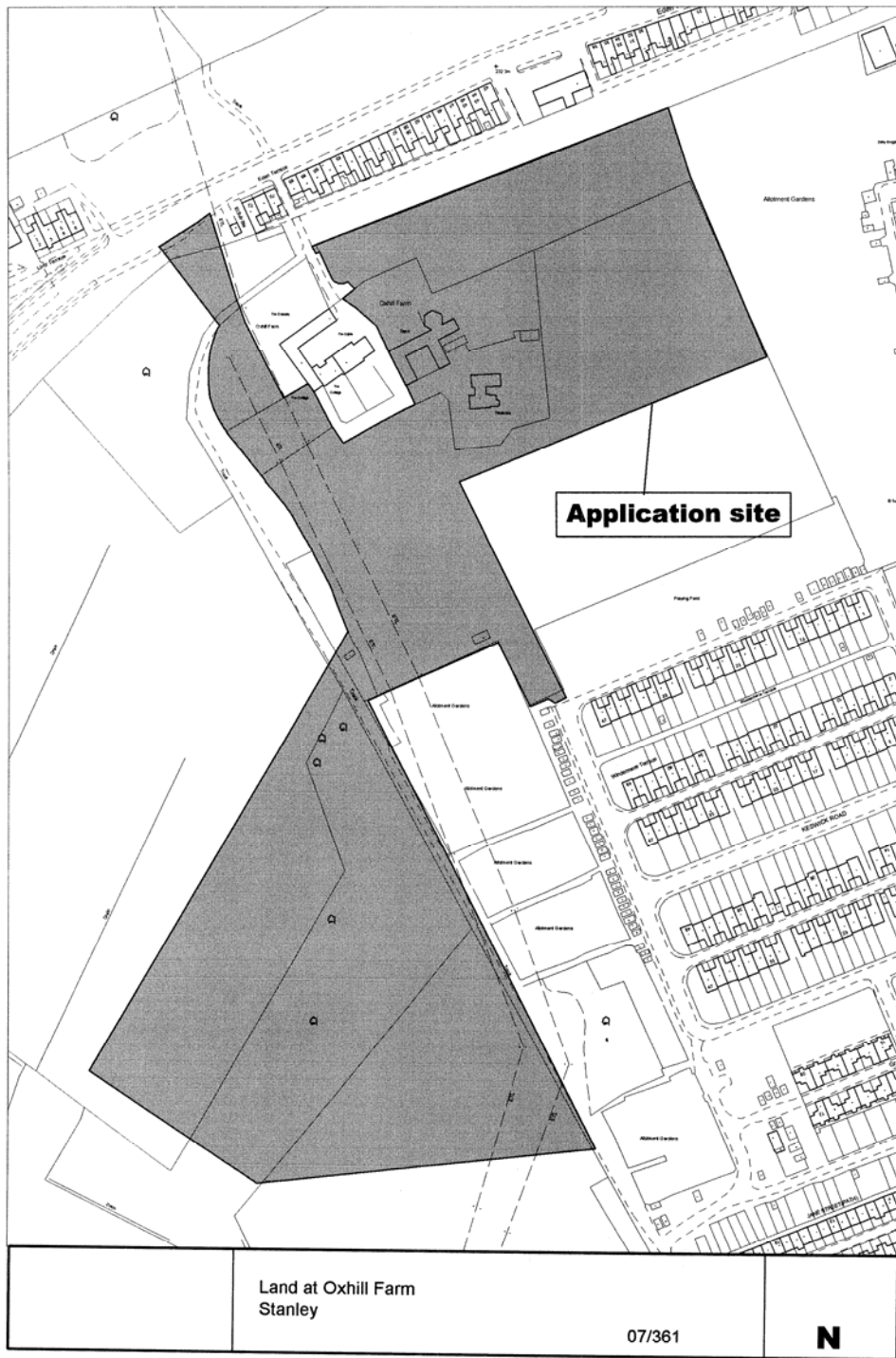
affordable homes (at a cost of £308,000 to the developer), ransom strip monies to the Council and improved drainage in the locality through the provision of a Sustainable Urban Drainage Scheme and monies that will be provided in lieu of on-site play provision.

7. Officers have worked closely with the Applicant and their Agents in order to secure these benefits, which are well related to the development and are considered reasonable. As such these have been contained within the drafted Conditions for the development.
8. Whilst there is sympathy with the current Allotment holders, the land owners would be fully entitled to serve notice to quit on the current Allotment holders. As the Allotments have no statutory recognition, and with the other local benefits being borne by the developer on the back of this application, Members are asked to agree the release of the decision notice for the application, and accept the applicant's gesture of £5,000 payment toward improvement of an alternative site.

Recommendation

9. Members reaffirm authorisation for the release of the decision notice for the approved application and accept the applicant's gesture of £5,000 payment toward improvement of an alternative Allotment site.

Report prepared by Shaun Wells, Senior Area Planning Officer




Land at Oxhill Farm
Stanley

07/361

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 Civic Centre, Medomsley Road, Consett. Date : 26/02/2008 Time : 3:12 pm

permission for the conversion of a single dwelling into two and erection of external staircase at 81 Iveston Lane, Consett – Appeal dismissed.

56. **PLANNING APPLICATIONS**

(1) **Public Speaking Applications**

07/0892 Ms T Cooper

Siting of mobile catering van, car park to the front of Bargain Clearance Store, Clifford Road, Stanley.

The Senior Area Planning Officer presented the report which recommended refusal of the application. He summarised the Officers comments and made reference to the concerns raised by the objectors, as described in paragraph 6 of the report.

He went on to advise that in the Officers' opinion the siting of this catering van would have a high visibility within the locality and therefore it would be contrary to GDP1. He further went on to address problems of smells and litter that would in turn be detrimental to the regeneration of Stanley Town Centre.

ASHLEY COOPER: Speaking in Support of the application.

Mr Cooper made the following comments in relation to those made by the Planning Officer;

- Car usage around area creates more of a smell than that of a catering van;
- Reference to disruptive youths at market – more of a detrimental impact than van;
- With regard to litter concerns it would be proposed that litter bins would be provided around the area of which the van was to be sited and this area would also be kept swept.

Councillor Pattinson added that he agreed with the Officers report adding further that the siting of this van would obstruct the views of pedestrians and drivers and therefore could create some highway safety issues.

Councillor Watson made reference to the Council policy regarding the licensing of catering vans and whether this area had been identified for use in that Policy.

The Senior Area Planning Officer advised that that would be a separate Licensing issue and should not be considered in determination of the application. He further added that the Licensing section had not been consulted on this application.

Councillor Alderson further added that he agreed with the comments made by Councillors.

Following a vote being taken it was

RESOLVED: that Planning Application 07/0892 be refused on the grounds that:

The proposed siting of a mobile catering van in the car park of the Clifford Centre Stanley, would be virtue of its poor design, character, and visual appearance, as well as possible cooking smells and litter generated, be detrimental to the quality of the local shopping function of the centre, contrary to policy GDP1 of the Local Plan.

07/0361 Barratt Newcastle

Residential Development (Outline), Land at Oxhill Farm, Stanley.

The Head of Planning & Building Control presented the report which recommended approval of the application. He advised that he proposed to show members the site more clearly using an online tool which used aerial photography to help members understand the proposed road improvements more clearly.

The Senior Area Planning Officer then addressed the further concerns of members regarding the allotment areas. He advised that since the last meeting discussion had taken place with the Allotments Officer who advised that there was no real scope for the transfer of allotment tenants to Council owned sites. However there was a site identified in close proximity to Eden

Terrace which could house 20 plots which was not currently cultivated to a usable standard, it was estimated that work to bring the site up to a reasonable standard would cost approximately £50,000. He added that this would need to be subject to wider consultation to agree improvements.

He then went on to address the status of the land and added that the acceptability of developing the brownfield elements of the site for residential use had already been determined by an earlier planning permission. He concluded by adding that the site would be of benefit to the Charley Local Nature Reserve and wider economic benefits to the regeneration of Stanley Town Centre.

MR OLDFIELD: Speaking Against the Application

Mr Oldfield made the following comments in relation to the application:

- The purchasing and landscaping of the land at Charley Nature Reserve is by used by the developer as a smokescreen to residents, because Barratts know the development is going to have a negative impact on community, ecostructure and infrastructure.
- Application fails to meet certain conditions set out in the Planning Policy Statements previously highlighted.
- Appeal to put the wishes of many before the wishes of the few and reject the plan in its entirety.

DR NICK BUNN: Speaking in Support of the Application

He made the following points in support of the application;

- Stanley Taxis Access – substantial business, with approximately 400 vehicle movements per day. Current access too narrow for two cars to pass with sub standard visibility.
- Access for development – the survey findings suggest that the development should make a less than 5% impact on traffic.
- Road Improvements – Proposed to widen eastern approach to create two lanes, and incorporate synchronised traffic lights.

In summary he advised that the development would bring clear benefits to the area and only improve current highway improvements.

The Senior Area Planning Officer made reference to the comments made regarding improvements to the Nature Reserve. He advised that the main driver for this was due to work which will have to be carried out on the SUDS as this area has suffered flooding in the past and landscaping the area will improve the situation.

Councillor Pattinson added that the disputed the comments made by the Highways Authority and those of Dr Bunn of a similar nature. In his opinion problems with the highway arrangements were being ignored and major improvements were required.

He further commented that he had concerns over comments made by Northumbrian Water relating to the Sewage Treatment works being at maximum capacity.

In response the Head of Planning & Building Control advised that he agreed the stretch of road concerned was very busy, however the survey shows that with improvements this will not worsen the situation and some movements will be made slightly better. He advised that data to conduct the survey had been collected from as similar development within the region. In relation to comments made about Northumbrian Water he advised that this was a standard condition made on all applications at this present time. There were solutions, however the developer will have to come up with suitable proposals in agreement with Northumbrian Water.

Councillor Watson added that in his opinion the current access and egress was unacceptable, however, the proposed road improvements would ease the situation. He further added that the computerised traffic lights would ease the traffic flow however not fully resolve all

problems. He went on to suggest that this development was critical to the regeneration of Stanley Town Centre, suggestions had been made to relocate those who wish to maintain allotment space. He concluded that it could be suggested to Barratts that they make a contribution to helping bring the identified possible allotment area up to a useable standard.

Councillor Ellis asked if the commuted sum, which was intended for play provision could be used for the new allotment site. In response the Head of Planning & Building Control advised that the developer could be approached with such a suggestion.

Councillor Rothwell made reference to the provision of 25 affordable units and added that this in her opinion outweighed any other considerations.

Discussion then ensued regarding the comments and observations made by the Highways Authority and whether it would be possible to segregate the highway and housing issues and seek better improvements to the road.

The Head of Planning & Building Control added that it would not be recommended to issue planning permission without highways conditions; however a Section 278 Agreement could be conditioned.

Councillor Turner in seconding Councillor Watson's motion added that he felt every effort should be made to relocate the occupiers of the current allotments.

Following a vote being taken it was

RESOLVED: that Planning Application 07/0361 be approved subject to:

- Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- This permission related to the application as amended on 9th August 2007 by the Applicant.
- Materials (A03).
- D01 (RD01) Drainage.
- L03 (RL02) Landscaping.
- GL01 (RGL01) Ground Levels.
- Development shall not commence until full details of the Sustainable Urban Drainage System have been submitted to and agreed in writing by the Local planning Authority. The SUDS scheme shall then be implemented in accordance with the agreed details.
- Prior to the occupation of any dwellings the required highway improvements at the existing A693/C11 Park Road junction, as indicated in drawing C004, dated 19/10/07 shall be completed and available for use.
- Prior to the commencement of the development hereby approved the new signalised junction with the A693 shall be constructed and available for use.
- Details of footpaths linking (a) the north east of the site with Eden Terrace, and (b) the south side of the site with Windermere Terrace, shall be submitted for approval, implemented in accordance with the details agreed, and made available for use, prior to the occupation of any dwellings.
- The development permitted by this permission shall not commence by the undertaking of a material operation as defined in Section 56(4)(a) – (d) of the Town and Country Planning Act 1990 in relation to the development, until a planning obligation pursuant to s106 of the said Act relating to the land has been made and lodged with the Local Planning Authority. The said obligation will provide for the payment of £300 per dwelling in lieu of open space or play provision within the site.
- No development shall commence until the application site has been subjected to a detailed contamination desk study and site investigation, which shall include remediation objectives as determined through risk assessment for the removal or otherwise rendering harmless any contamination. These shall be submitted to and approved in writing by the Local Planning Authority, and the works undertaken in accordance with the agreed details prior to the commencement of development (RCL01).
- Within 3 months from the date that any contamination found on the site, as identified

by the detailed contamination desk study and site investigation, a validation report shall be submitted to the Local planning Authority after the works have been undertaken accordingly. No further development shall commence on site until the validation report has been agreed in writing by the Local Planning Authority (RCL01).

- No plant or machinery shall be operated on site during the construction period between the hours of 8.00a.m. – 6.00 p.m. weekdays and 10.00a.m. and 4.00p.m. Sundays and Bank Holidays.
- The development shall provide for 25 no. 'affordable' dwelling units, in a scheme where the units are maintained as affordable for a time period to be agreed in writing with the Local Planning Authority.

Councillors A. Watson, O. Milburn and A. Shield left the Chamber at this point and took no part in the discussion or voting thereon.

07/0901 Derwentside CVS and Volunteer Bureau
Partial Change of use from Class C2 to B1 (Offices), alterations to access and creation of additional parking spaces. Glenroyd House, Medomsley Road, Consett.

The Chair welcomed to the meeting Mr Cliff Laws who was in attendance to speak in support of the application.

The Principal Planning Officer presented the report which recommended approval of the application. She advised that this application differed from the previously refused application in that the Change of Use was only for part of the building to Offices, the remaining would stay under its previous use as residential care. She further added that the applicant was proposing to alter the access to the site by way of an agreement with Rosemount, this would result in the vehicular access to Rosemount from Medomsley Road being used to serve both Rosemount and Glenroyd House.

She advised that there were some further updates to make to the report as follows; Councillor M. Westgarth has submitted a letter asking that the application be deferred pending the appeal decision. Councillor O. Temple had requested that two further conditions be added to the application;

- Hours of opening be restricted to 8.30 am – 6.00 pm.
- Maintenance and delivery vehicles accessing the site via Larch Street should be permitted access through a lockable gate preventing unauthorised persons using this access.

She circulated a letter that had been received from a Joseph Quinn reiterating his concerns over the use of the building for young persons which has in the past been a magnet for youths and anti-social behaviour, he further added in his letter that even 24 hour security cannot stop intruders at this site.

She advised that in response to comments made by Councillor M. Westgarth the applicant had indicated in writing that they would withdraw the appeal if the committee were willing to grant the application without unreasonable conditions.

The Principal Planning Officer further made reference to the suggestion of deferment, she advised that legislation currently states that an application can be deferred where this is an appeal outstanding. This applies only to where similar applications are submitted. This application was different which meant that it should be determined.

She advised that since refusal of the previous application on highway grounds the applicant has improved the situation by creating a shared access which would be widened to allow two vehicles to pass. She advised that there could be a lockable gate conditioned to the application, however this may not be required as the access would be improved on Medomsley Road and would therefore remove the requirement for the Larch Street access to be used. She advised that 14 additional car parking spaces would be required and this would also be by way of condition.



SIGNET PLANNING
VISION | STRATEGY | ACTION

ST/DS/NE0541

thompsons@signetnewcastle.com
30 April 2008

Shaun Wells
Derwentside District Council
Civic Centre
Medomsley Road
Consett
Co Durham
DH8 5JA



Dear Shaun

OXHILL FARM, STANLEY

I refer to our meeting on 24th April 2008 where we discussed the remaining outstanding issue in relation to the issue of planning permission for Oxhill Farm, Stanley. As you are aware, in progressing the application there have been a significant number of matters to be addressed, all with significant cost implications. Barratt Homes have been open from the outset in respect of the very tight viability on the site and have worked closely with officers of the District Council to bring forward the scheme which results in a significant amount of benefits which I will outline in more detail further in this letter.

The remaining issue is in respect of the relocation of allotments where a meeting and discussions with Richard Hubbins from the District Council has identified a replacement proposal which equates to approximately £160,000 worth of enhancements to allotment provision in the area. It is worth noting that this is 3 times the amount that was mentioned by officers at planning committee as set out in the minutes.

Before I discuss further whether the extent of works requested meets the tests set out in Circular 05/2005: Planning Obligations it is beneficial first to outline again the principles of the proposal and the other contributions that are already agreed.

Stanley Taxis

As has been reiterated on numerous occasions the fundamental purpose of this application is to release sufficient capital to enable Stanley Taxis to relocate to a modern purpose built facility appropriate for a business of this size which provides in excess of 120 jobs and as a result provides a significant economic benefit in the local Stanley area. As clearly demonstrated to members in the presentation by Dr Nick Bunn, White Young Green, the existing Stanley Taxis access on to the A693 road is wholly inadequate and a significant road safety issue at present. The relocation of the taxi business will result in the security of the employment provided by the company and ensure that it is able to continue and expand in an ever increasing competing market. Without the capital to relocate, the company will be continuing to compete with other operators given the restricted capacity of the existing site. As a result of this fundamental driver for the scheme a certain amount of capital has to be injected into the Stanley Taxi relocation with costs alone in the region of £1,200,000.

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Highway Improvements

As outlined to members, again by Dr Nick Bunn at the last planning committee, the highway improvement works to be undertaken include the improvement of the highway junction at Park Road/A693 through the widening of the eastbound approach to provide additional capacity and also the installation of traffic lights at the site access. It is of relevance that the works to the junction at Park Road/A693 not only address the traffic generation from the development site but also accommodate the increased traffic flow that has arisen as a result of the cumulation of development proposals in and around the Stanley area. It is unfortunate that contributions to these works, which are required as a result of the increased traffic flow generally in the Stanley area, have not been sought from other development proposals and as a result the scheme at Oxhill Farm is being required to accommodate the costs wholly for these works which equates to some £300,000.

Notwithstanding that the works are required due to this cumulative effect of traffic growth it has been agreed that the works will be funded from this development proposal. As a result improvements to the highway network will be secured. The benefits of the works have been outlined previously by both the Highway Authority and our own highway consultants, White Young Green. In addition the proposals will remove a significant highway safety problem which currently exists with the Stanley Taxis access on to the A693 which is again considered to be a significant benefit resulting from the proposals.

Affordable Housing

As previously agreed with you the development will provide 25 'affordable' dwelling units of the nature previously agreed with the authority which is a significant benefit to the area. It should be noted that we are not aware of any other development proposal in the locality that has been required to provide affordable units and as such the provision being proposed is significant and will provide an opportunity to address affordable housing requirements in the area. This provision has a development cost of £308,000.

Sustainable Urban Drainage

As a direct result of requests by the local authority in consultation with the Great North Forest the proposal incorporates the provision of sustainable urban drainage techniques on the adjacent nature reserve which has significant environmental benefits not only in respect of a sustainable option for surface water drainage but also the wider ecological/biodiversity benefits that a series of SUDS drainage ponds will achieve. Undertaking drainage in this manner, and the associated landscaping is by far a more costly option than other drainage schemes, however Barratt Homes have welcomed the opportunity to provide such an environmentally acceptable and beneficial method of drainage which will result in benefits to not only the environment but facilities in the nature reserve for local residents. The costs to provide this element are £55,000.

Ransom Strips/Land Transactions

In addition to the costs associated with all the points raised above, you are also aware that the site is ransomed not only by Derwentside District Council but by other parties which has a significant effect on viability on ransom payments made to enable development to take place. Derwentside Council alone will be receiving in the region of £187,050 from the revenue generated by the scheme for ransom and land transactions. These monies could be utilised by the authority in a manner which would benefit the general area of Stanley potentially including the allotment proposals.



Sales Prices

We had reported to the Council back in May 2007 that the overall revenue generated by the scheme was £22,305,000 however in light of the change in market conditions the scheme has been revalued at today's prices at £22,508,000.

Miscellaneous

In addition to all the above requirements the site itself has significant development costs due to its topography requiring significant cut and fill in the actual build of the scheme, contamination and build requirements due to mineshafts. This results in the following additional development costs:

Underbuild to houses	£452,250
Surface Water Storage	£370,000
Disconnect Existing Services	£25,000
Asbestos Removal	£5,000
Substation	£120,000
Retaining walls to houses	£480,000
Overhead cable reroute	£550,000 (a detailed quote from NEDL was £450,000 more than our initial estimate)
Demolition	£115,000
Cut, fill & cartaway to houses	£438,000
Underbuild to roads	£121,000
Retaining walls to roads	£98,000
Cut, fill and cart away to roads	£140,000
Mine Shaft grouting	£272,000

Therefore the additional abnormals to the site equate to £3,186,250.

Allotment Provision

Having outlined the various contributions that have already been agreed with the local authority, I turn now to the issue of the allotment provision. As has been previously outlined to the authority, there is at present 18 private allotments which are not the subject of any formal agreement between users and the landowner. Of the 18 Allotments 13 are in use and the programme of the phasing of the proposed development has been devised specifically to ensure that the area which the allotments sit would be within the last phase thus giving time for users to relocate. Whilst the concerns raised through consideration of the application are understood it is important to emphasize that the allotments are not statutory allotments and that at any point in time the landowner can withdraw his agreement for their use without any requirement for compensatory/new provision.

Against this fallback I would query the extent of replacement provision being sought by the authority. Circular 05/2005: Planning Obligations sets out the policy tests that must be adhered to in seeking section 106 contributions. Paragraph B9 is explicit that contributions must '**fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects**'. It is considered wholly unreasonable to require the developer to provide significantly enhanced re-provision of allotment space given the nature of the existing provision. Paragraph B9 goes on to state that:

"Planning obligations should not be used solely to resolve existing deficiencies in infrastructure provision".



It is understood that there are existing deficiencies in the locality and as a result the local authority are looking to bring back into use the suggested allotment site and it is a contribution to those works that is being sought via this development proposal. Barratt Homes have confirmed that the contribution of £5,000 can be made to those works as this is all the development viability will allow given the extent of other contributions as set out above. Given that the proposed improvement works to the replacement allotment site include addressing existing poor site conditions, access or car parking it is considered that the scheme proposed would result in the provision of a significantly higher standard than the existing on site provision. This cannot be considered to fairly and reasonably relate to the development or be considered to be re-provision of a quality equivalent to that currently provided on the site. In this respect it is our view that the extensive works sought to be funded by Barratt Homes would not comply with the Planning Obligations Circular.

Even if the tests were considered to be satisfied, as has been demonstrated and reiterated on numerous occasions, the site viability is extremely tight and there is insufficient funds available to provide contributions to deliver the works that have been outlined to the developers. In this respect it is considered that the cumulation of other additional benefits significantly outweigh the loss of the private allotment provision the use of which could in any event be withdrawn at any time and that the contribution of £5,000 as a goodwill gesture is more than acceptable. It would be disappointing for the scheme to fail at this late stage on this remaining issue which would in effect jeopardise the long term future of Stanley Taxis and 120 jobs which would no doubt have a serious economic impact on the Stanley area.

I trust that this information is of assistance in progressing the matter and I understand you will be looking to report our proposals to planning committee at the end of May. I welcome the opportunity to speak at committee. Should you require any further information please do not hesitate to contact me.

Yours sincerely
for Signet Planning

SANDRA THOMPSON
Regional Director



"Pringle, Lisa M"
<lisa.m.pringle@barratt
homes.co.uk>

07/03/2008 09:51

To: <s.wells@derwentside.gov.uk>
cc: "Richardson, Kevin" <kevin.n.richardson@barratthomes.co.uk>
Subject: Oxhill Farm - Allotment Costs

Shaun

Following our conversation on the above, please see below for costs:

Fencing	£37,879
Gates	£1,200
Access	£8,360
Car Park (16 sapces)	£6,850
Internal Access Tracks	£27,650
Site Clearance	£40,000
Internal Demarcation fencing	£22,740
Provision of water supply	£7,500
Total	£152,179

Obviously this is a substantial amount of capital considering this was not costed in prior to us making an offer to the Scotts and the idea that we would need to provide some fencing for the relocation of alotments in our minds was going to be around £5k, so obviously we're shocked at the cost that is now proposed.

I'll leave this with you for now.

Lisa Pringle | Land Manager | Barratt Newcastle (a trading name of BDW Trading Limited)
T: 0191 298 6100 | F: 0191 256 8341 | M: 07949 430828
Barratt House, City West Business Park, Scotswood Road, Newcastle, NE4 7DF

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RECOMMENDATION FOR APPROVAL

1/2008/0243

01/04/2008

A and E Harling

3 Middridge Road, Langley Park,
County Durham

Change of use of land to
domestic garden

Esh Ward

The Application

1. This application seeks Planning Permission for the change of use of land to domestic garden to the south of 3 Middridge Road, Langley Park. The area of land measures 69sqm and is the full length of the property at 23m, and a width of 3m. No building works or planting are proposed to the new garden area and the applicant has agreed to a 'garden over agreement' with the Council and Northumbrian Water, should the purchase of the land be successful, as a culverted watercourse runs under the total area of the open space.

History

2. No Planning History.

Policy

3. The following policies of the adopted local plan are relevant in determining this application:

GDP1

GDP1 - General Development Principles

Consultations

4. Northumbrian Water - A culverted watercourse runs underneath the proposed garden area and Northumbrian Water have stated that any development would have to be assessed by themselves. However, the applicant has been in discussions with Northumbrian Water and the Council to abide by a 'garden over agreement'.
5. Land and Property Division – The land is owned by the District Council and there has been several consultations since 1999 between Planning and Land and Property about the suitability of the site for domestic garden uses. However, the land is subject to a covenant restricting the land to public open space use.
6. Neighbours have been consulted and a site notice posted. Three letters of objection have been received from neighbouring residents, whose concerns

are summarised as follows:

- There would be a resultant loss of public open amenity space for younger children in the vicinity of the adjoining properties and the community and would be an asset to both of these.
- Any potential boundary fence or shrub of up to 2 metres could result in a loss of visual amenity from, and buyer's interest in numbers 1, 5 and 7 Middridge Road.
- The size of the plot of land which is being considered for the change of use to domestic garden.
- Presence of a covered watercourse precludes no construction of buildings.
- Access to detached garage at no. 5 Middridge Road will be restricted.
- Very few incidents of vandalism have been witnessed.
- Increased value of property at no. 3 and reduction in the value of neighbouring properties at no. 5 and 7.
- That the applicant is a member of the local Parish Council, and that they have failed to consult the neighbours prior to any Planning application being submitted.

Officer Assessment

7. The main issues for this application are whether the proposed change of use would result in a loss of valued public open space; whether there would be a loss of visual amenity to the neighbouring properties, and whether the development would impact upon the watercourse beneath.
8. The application site measures 3 metres by 23 metres and forms part of an area of open space measuring approximately 6.6 metres by 23 metres. The land is unusual in its location being sandwiched between three dwellings and is a relatively narrow strip of land. The main reason that the land exists in its current state is due to the presence of the watercourse beneath the area of land that precluded the construction of any buildings upon the land.
9. Policy GDP1 of the Local Plan states that open space land should be protected for its amenity value and its contribution to the character of the locality. Several letters of objection have also been received from local residents objecting to the loss of the open space. However, located just 80m away from the proposed site is a much larger area of open space within the estate. This would more than compensate for the loss of this 69sqm of land, and that the land lost is relatively small in size.
10. The nearest neighbours have raised concerns over the use of the land and any resultant boundary treatment that would come from the change of use, as well as the impact this would have on the character of the area. Under the General Permitted Development Order (1995), the applicant could construct a boundary fence up to a height of 2m without the need for Planning Permission. However, a condition could be imposed on the approval, if Members are minded to grant approval, requiring details of the fencing to be submitted. It should be noted that the property at no.2 Middridge Road located directly on the opposite side of the road to the site has erected a 2

metre high fence around the boundary of their property.

11. The presence of the culverted watercourse within the open space precludes the ability to construct buildings on the land, and will be subject to a building over agreement between the applicant and the relevant parties.
12. Concerns have been raised by an objector that the application has been submitted by a Parish Councillor. Due to the minor nature of the proposal the Parish Council have not been consulted on this application.
13. In summary, the loss of the open space will be minimal in relation to the overall amount of open space available within the housing estate itself. The applicants are within their rights now to be able to construct a 2m high fence along their current border with the applications site, and moving this the small distance of 3 metres closer to the neighbouring properties would have a negligible impact upon their amenity. The fact that the applicant may be a Parish Councillor is not a material consideration, or has any influence in the determination of the application.

Recommendation

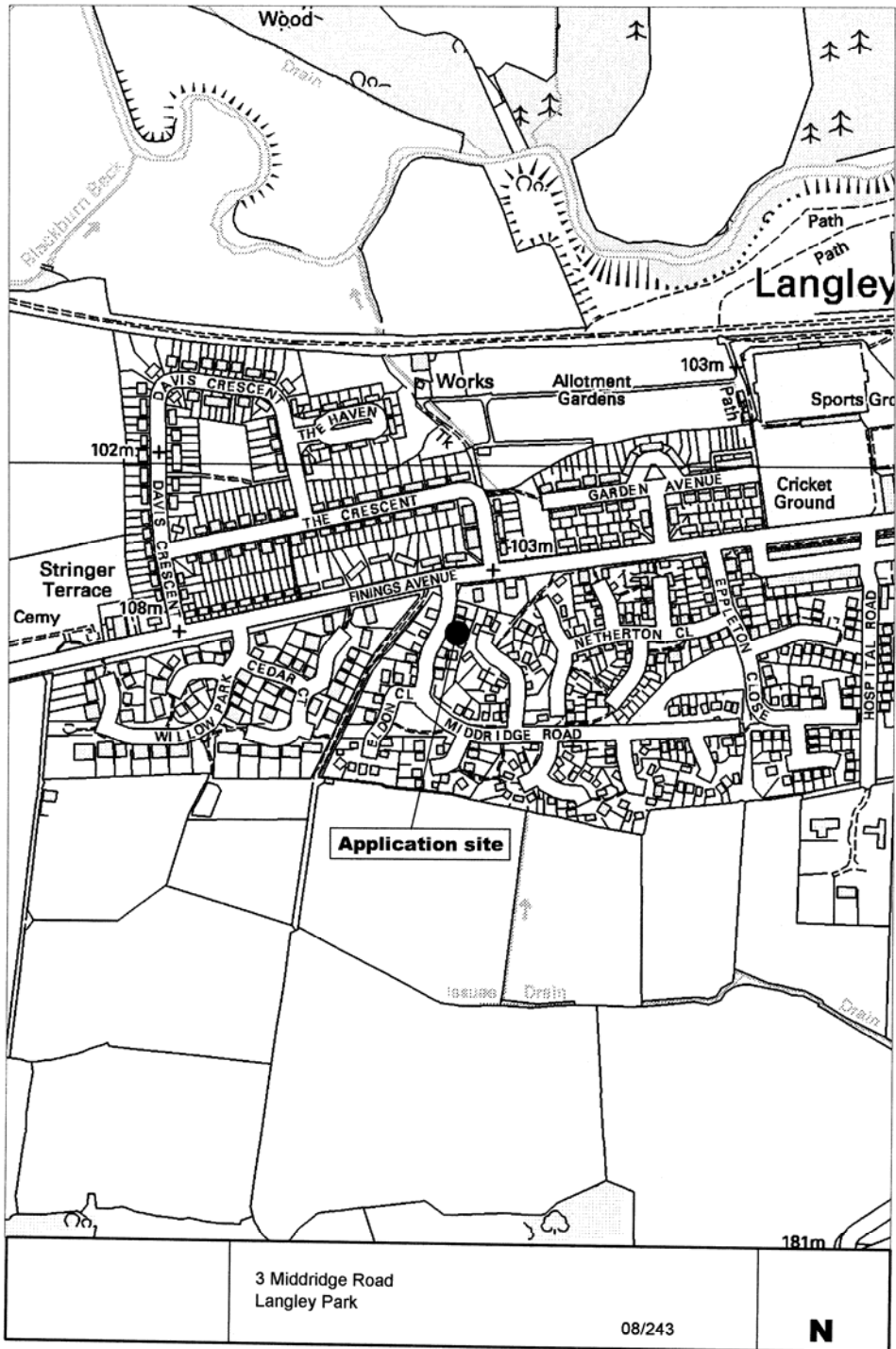
14. Approve with conditions
 - Time Limit (ST)
 - Approved Plans (ST01)
 - Prior to the change of use of the land commencing details of the proposed fencing shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details.
 - Reason - In the interests of the appearance of the area.

Reason for Approval

15. The decision to grant Planning Permission has been taken having regard to Policy GDP1 of the Derwentside District Plan. The impact of the loss of open space will be minimal taking into account the rest of the estate and the closer position of a possible 2 metre high fence would have negligible loss of amenity for neighbours, as detailed in the report to the Development Control Committee. In the view of the Local Planning Authority no other material considerations outweigh the decision to grant permission.

Report prepared by Graham Blakey, Area Planning Officer





RECOMMENDATION FOR APPROVAL

08/0237

07/04/2008

Mr G Taylor

Holyoak House
High Westwood

Erection of two storey rear
extension (resubmission)

Ebchester and Medomsley Ward

The Application

1. This application seeks Planning Permission for the erection of a two-storey extension to the rear of Holyoak House, a detached property in High Westwood. The proposed extension would measure 3.9 metres in length, 9.55 metres in width, 5.1 metres to the eaves and 6.1 metres to the ridge of the roof. The proposed extension would be clad in stone to match the external appearance of the existing dwelling house (which is partly stone) and the roof would be slate to match the roof of the existing dwelling house. The proposed extension would incorporate two bedrooms, a bathroom, a new kitchen, a utility room and a downstairs toilet.
2. The proposed extension would be flush with the front elevation of the existing dwelling house and would protrude from the rear elevation, which would result in the dwelling being an 'L' shape.

History

3. Planning Permission was granted on the 29th January 2008 (reference 1/2007/1062/DM) for a similar smaller extension. This measured 3.65 metres in length and 8.4 metres in width. The area of the extension was 48.9% of the area of the existing dwelling house.
4. Planning Permission was refused on the 18th September 2007 (reference 1/2007/0529/DM) for a similar larger extension. This measured 6.4 metres in length and 11.5 metres in width. The area of the extension was more than 100% of the area of the existing dwelling house.
5. An application was submitted prior to both of these applications for an extension, which measured 6.4 metres in length and 14.5 metres in width. The application was withdrawn due to officer concerns regarding the size of the proposal (reference 1/2007/0208DM).

Policy

6. The following policies of the adopted local plan are relevant in determining this application:

EN03	Extensions to buildings in rural areas
GDP1	General Development Principles
HO19	Extensions to existing dwellings

The following supplementary planning guidance is relevant in determining this application:

SPG2	Houses extensions
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Consultations

7. Northumbrian Water - no objections.
8. Neighbours have been consulted and one letter of objection has been received from the owner/occupier of Astley House, to the north of the application site. This is summarised as follows:
9. The objector considers that the proposed extension at Holyoak House would result in a considerable loss of sunlight, especially in the winter months, which in turn would also increase the living costs for them. The owner/occupiers of Astley House are retired and do not go out often. Therefore it is claimed that the heating is required all day, especially in the winter. In addition, the objector considers the southerly facing elevation of Astley House to be ideal for the installation of a solar energy system. It is considered this would not economically function if the extension were erected, as it would remove a sizeable amount of direct solar energy.
10. The objector is of the view that the energy performance rating of Astley House would suffer because of the proposed extension and become lower than it is at present. As a result of this the value of the property would be reduced. The objector also considers the proposed extension to be overbearing on Astley House and would have an impact on the views from the property, further reducing the price.
11. The objector claims that the school in High Westwood was converted into housing following consultation with residents. The other options were office space or small workshops and it is felt by the objector that had these options been chosen instead of converting the school for housing there would have been no properties to compare with Holyoak House.

Officer Assessment

12. The proposed extension would be 0.7 metres longer in length and 1.15 metres greater in width than the extension which was been granted

Permission in January 2008.

13. High Westwood is considered to be a hamlet within the countryside given it is not listed as a settlement under policy HO5 of the Derwentside District Local Plan. Therefore Policy EN3 of the Derwentside District Local Plan is considered to be relevant as the policy relates to extensions of buildings within the countryside. Policy EN3 states that extensions to single buildings within the countryside will only be permitted if they reflect the character and respect the scale of the original dwelling house.
14. Policy EN3 states that extensions to buildings within the countryside will only be permitted if the proposed extension reflects the character of the original building; respects the scale of the original building and does not result in the loss of a feature which contributes to the character of the original building.
15. The supporting text of Policy EN3 states that 'unduly large extensions often result in buildings becoming highly prominent within the landscape, and therefore, within the countryside extensions should not exceed the volume or floorspace of the original building by 50%.' It should be noted that this is a guideline which should be considered when determining applications and does not form part of the actual policy. The area of the proposed extension would result in a 66% increase in the area of the original dwelling. This would exceed 50% of the original dwelling house's area, however the proposed extension would be flush with the gable elevation of the existing dwelling house, which is the only elevation visible from the street within High Westwood. Given the length of the extension would be 3.9 metres and the length of the existing gable elevation of the property is 10.1 metres, and the roof ridge height of the extension would be 1.6 metres lower than the roof ridge height of the existing dwelling house, it is considered that the proposed extension would appear to be subservient to the existing dwelling house.
16. The size of the extension would only be visible from the road leading from Medomsley to the south of the property. However, it is not considered that the extension would be prominent from this vantage point, as it would be set in comparison to the Old School House and the school, which has been converted into dwellings. Both are substantial buildings, which are only a short distance from Holyoak House. The proposed extension would be seen in the context of the School and the Old School House, and thus it would appear to be in scale with the surrounding area and respect the scale of the existing dwelling house in accordance with Policies EN3 and HO19 of the Derwentside District Local Plan.
17. The objector's comments regarding the previous use of the School, and the other uses the site could have been used for, have been taken into consideration. However the design, size and siting of the proposed extension at Holyoak House has to be considered in the current context of High Westwood and the existing surrounding buildings, which includes the converted School.

18. It is acknowledged that the objector considers that the proposed extension would be overbearing and alter the character of Astley House. However, the proposed extension would be 21 metres away from Astley House and only 3.1 metres of the extension would be visible from the rear elevation of Astley House, as it would only protrude 3.1 metres from the existing gable elevation of Holyoak House. Due to the length of the proposed extension and the distance from the objector's rear windows, it is not considered that the proposed extension would be overbearing or result in a significant loss of light or outlook. Furthermore, there are no windows in the elevation of the extension which would look towards Astley House, thus the objector's property would not be overlooked.
19. There is one window proposed for the rear (north) elevation of the extension which would be visible from Idylwild. However as this is a bathroom window it would be reasonable to require the window to be obscured in order to protect the privacy of the owner/occupiers of Idylwild.
20. It is understood that the objector is concerned by the impact the extension may have on the value of Astley House, however this is not a material Planning consideration.
21. It is considered that the proposed extension would have a minimal impact on the amenities of the neighbouring properties in accordance with Policy HO19 of the Derwentside District Local Plan and Supplementary Planning Guidance 2.
22. As the proposed extension would not look out of context in relation to the Old School House and the converted School, and would incorporate materials to match those of the existing dwelling house, it is considered that the proposed extension would be in keeping with the character and appearance of the surrounding area in accordance with Policies EN3 and HO19 of the Derwentside District Local Plan.
23. It is acknowledged that the proposed extension would exceed 50% of the area of the original dwelling house by some 16%. However, it is considered that the extension would be viewed as a smaller offshoot of the existing dwelling house and therefore would have a minimal impact on the amenities of the neighbouring properties. Furthermore it would respect the scale of the original dwelling house with the lower roof height and would be in keeping with the character and appearance of High Westwood since it would look smaller than the existing School and Old School House and would incorporate materials to match those of the existing dwelling.

Recommendation

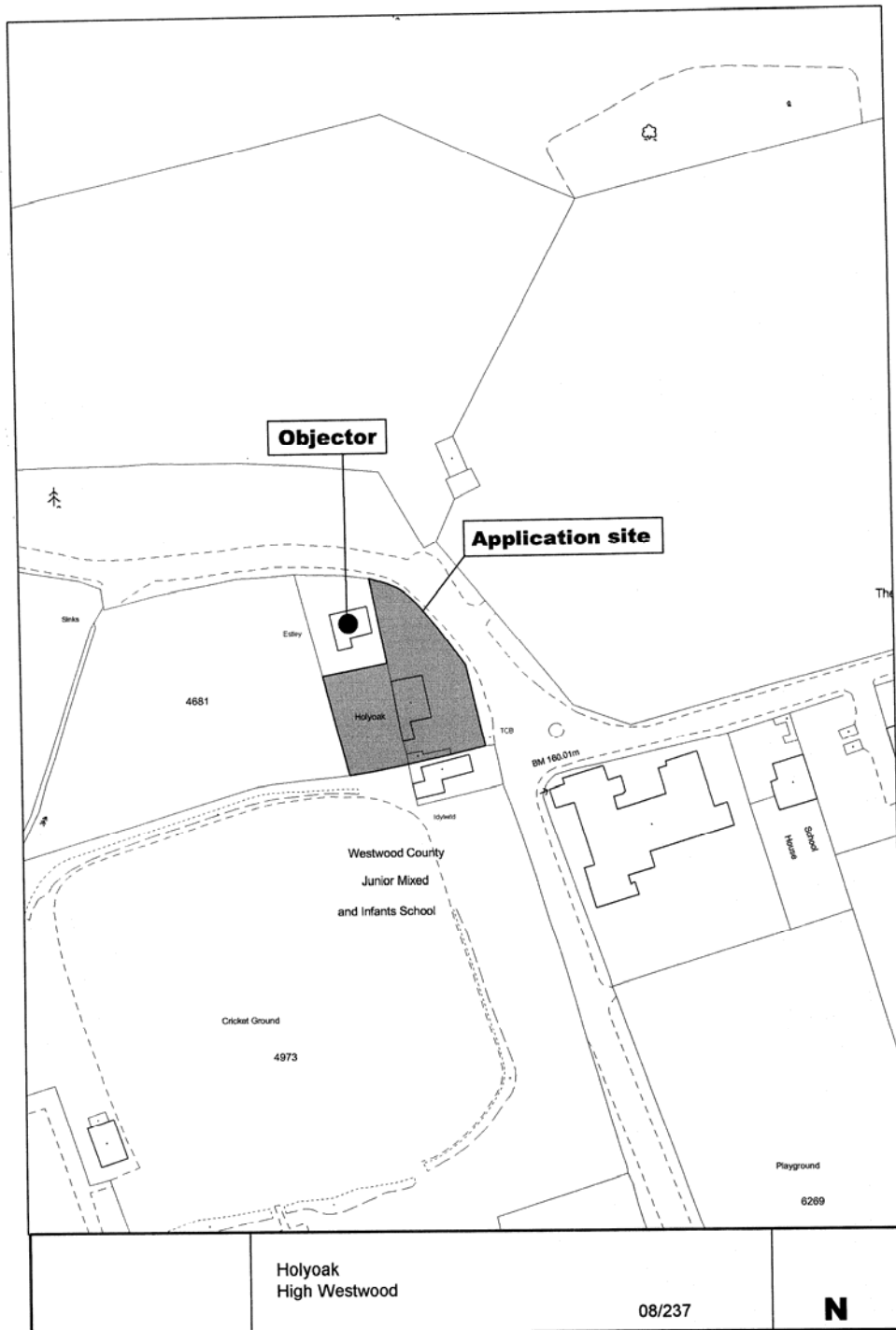
24. Conditional Permission

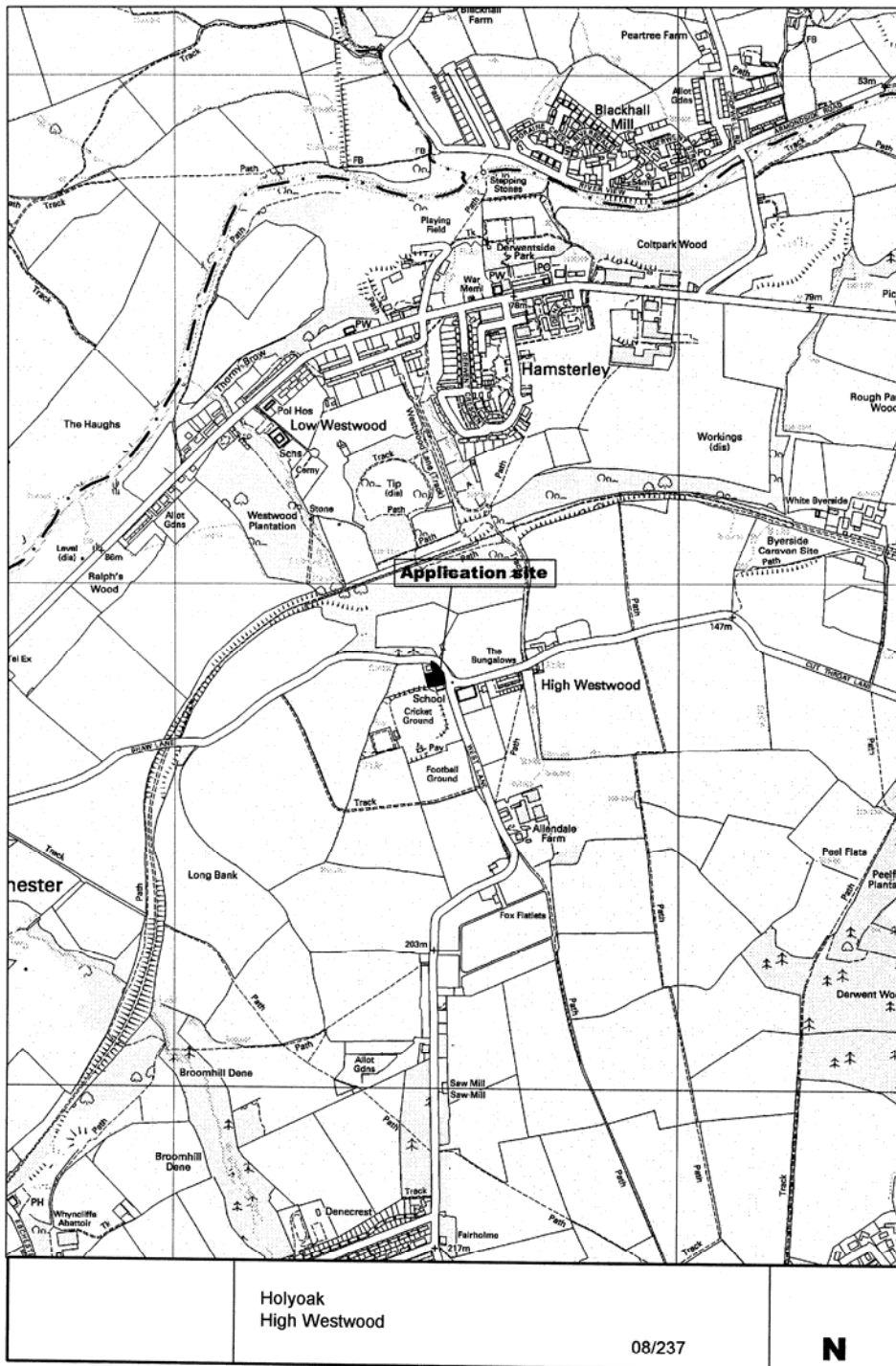
- Standard time limit (ST)
- Approved plans (ST01)
- Within one month of the commencement of the development, or any other such time period to be agreed in writing with the Local Planning Authority, samples of the external finishing materials shall be submitted and agreed with the Local Planning Authority (A03)
Reason: The Local Planning Authority wishes to approve these details in order to ensure the appearance of the development is satisfactory in accordance with Policy HO19 of the Derwentside District Local Plan.
- Sills (and lintels if not covered by eaves) shall be of stone or artificial stone, coloured to resemble natural sandstone (A09)
Reason: In the interests of the visual amenity of the area, in conformity with Policy HO19 of the Derwentside District Local Plan.
- The extension shall be constructed with the external walls of natural sandstone and the roofs of natural slate.
Reason: In the interests of the special character and appearance of the area, in conformity with Policy HO19 of the Derwentside District Local Plan.
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) the glass to be used in the boundary elevation of the extension adjacent to Idylwild shall be frosted/opaque and shall remain so unless the further written permission of the Local Planning Authority has been received.
Reason: In the interest of protecting the privacy of neighbouring properties in accordance with Policy HO19 of the Derwentside District Local Plan.

Reason for Approval

25. It is the opinion of the Local Planning Authority that the proposed extension would have a minimal impact on the amenities of the neighbouring properties, would respect the scale of the existing dwelling house and would be in keeping with the character and appearance of the surrounding area in accordance with Policies EN3 and HO19 of the Derwentside District Local Plan, and Supplementary Planning Guidance.
2. There are no material considerations which outweigh the decision to grant Planning Permission.

Report prepared by Tom Armfield, Student Planning Officer.





RECOMMENDATION FOR APPROVAL

1/2008/0128

20.02.08

Mrs N Wilson

Briarhill
The Avenue
Burnhope
County Durham

Erection of one dwelling (Outline)
Resubmission

Burnhope Ward

The Application

1. Outline Planning Permission is sought for the erection of one dwelling on land to the south end of the Avenue, Burnhope. The dwelling would be positioned on land which is curtilage to another dwelling that is currently under construction. The application is in Outline only with all matters other than access reserved.

History

2. Members granted Outline approval for a single dwelling which included the area now under consideration on the 23rd June 2005 (reference 1/2005/0396/DM). The Committee approved the application contrary to officer recommendation. Officers agreed with the concerns expressed by the Highway Authority with regard to intensification of the unadopted track along the Avenue. However, the application was approved subject to a condition requiring the upgrading of the access along 'The Avenue' being carried out prior to the occupation of the dwelling.
3. The Reserved Matters application for the single dwelling was approved on the 5th October 2006 under delegated powers (reference 1/2006/0729/DM).
4. An Outline application for the erection of two dwellings was withdrawn on the 14th November 2007 (reference 1/2007/0920/DM). The position of one of the dwellings was considered to be outside of the settlement limit, and the application was withdrawn as it was indicated to the applicant that Officer support was unlikely to be forthcoming. The application now under consideration is a resubmission, with the proposal reduced to a single dwelling within the area of the curtilage of the already approved dwelling which is within the settlement limit.

Policy

5. The following policies of the adopted local plan are relevant in determining this application:

BI1	Development limit for Burnhope
GDP1	General Development Principles
HO5	Development on small sites
TR2	Development and highway safety

Consultations

6. County Highways Development Control Officer - In the opinion of the Highways Officer, the existing number of dwellings leading from Co-operative Terrace greatly exceeds the Highway Authority limit of four served by a private unadopted road. The Highway Authority has consistently recommended refusal of additional dwellings. The District Council has nevertheless approved new dwelling applications leading from Co-operative Terrace yet has also refused others, or recommended refusal at Officer level, using the same highways reasons it, as an Authority, has previously set aside. Most notably, the only time a highways reason for refusal was used, at appeal (1/2005/0173/DM), the Inspector unequivocally upheld this part of the refusal. The DTP publication 'Design Bulletin 32' advocated that new residential development was served by a route suitable for adoption. The successor publication, 'Manual For Streets' (2007), states that 'it is not desirable for this number [the lower limit on the number of dwellings justifying adoption] to be set too high, as this would deny residents of small infill developments the benefit of being served by an adopted street'. It goes on to recommend that Highway Authorities 'set a clear local policy on this issue'. The policy in Durham is consistent with other Highway Authorities, and clear, having been made explicit in application responses to Planning Authorities for very many years.

7. The Highways Officer therefore recommends that the application is refused for the following reasons:
 - 1) The roads providing access to the site are not of the condition nor are maintained to the standard necessary to accommodate the volume and type of traffic likely to be generated by the development proposed.

 - 2) The Local Planning Authority and the Local Highway Authority, in adopting the DCC publication 'Guide to the Layout and Construction of Estate Roads, have agreed standards for the layout of new streets. The proposed access roads do not conform to these agreed standards and are not, therefore, adequate to serve the development proposed.

 - 3) The land required to gain satisfactory access to a public highway is not included within the application site, nor is the land apparently within the control of the applicant such as to ensure that a satisfactory access can be achieved.

8. County Rights of Way Officer - The Rights of Way Officer has indicated that there are no public rights of way within the development site as proposed. Footpath no.2 Burnhope Parish skirts the south west

boundary of the site, however the developers should be made aware that:

- No building materials must be stored in the right of way
- Vehicle movements and no obstruction must affect the right of way
- The developers should make good any potential damage to the right of way

9. Northumbrian Water - No comments received.
10. Burnhope Parish Council - Raise no objection to the application, subject to the site being contained within the Burnhope Village Limit.
11. Neighbours have been consulted and a site notice posted. No objections have been received.

Officer Assessment

12. The main issues to consider with regard to this application are whether the principle of residential development in this location is acceptable, and whether the access as proposed on 'The Avenue' is acceptable in highway safety terms.
13. The site is just inside the development limit for Burnhope as defined in the Burnhope Inset Plan of the Local Plan. As such the proposal is in accordance with Policy BI1 of the Local Plan, which does not support new housing outside of the development limit.
14. The site is part of the curtilage to a dwelling which Members approved in 2005. That dwelling is now under construction. This lends some weight in favour of the principle of developing the wider site area. As the proposed development would not extend beyond the settlement boundary, this would indicate that the proposal is in general accord with Policy HO5 of the Local Plan with regard to residential development on small sites.
15. The site was also identified as one of those previously designated under Policy BI2 for 'Infill Housing Development'. Whilst this is no longer a saved policy, it is considered that some weight should be attached to this. With the previous permission, and as the site is within the development limit, the principle of developing this particular site for a further dwelling would appear to be acceptable and in accordance with Local Plan policies.
16. The main concerns with regard to the proposal largely relate to the access to the site, and that the Highways Authority do not consider this to be satisfactory. The concerns of the Highways Officer are outlined in paragraph 6 above.
17. Similar concerns were expressed with regard to the access to the dwelling now under consideration. Members determined that, subject to

a condition requiring the upgrading of the access along 'The Avenue', the application was acceptable.

18. Officers remain concerned over the standard of the private road. Some improvement works have been carried out recently by Northumbrian Water in association with a new sewer installation, and the road apparently will shortly be finished with tarmac. The width of the road and general construction would not be to adoptable standard however, and this remains of concern to the Highway Authority.
19. It may now appear inconsistent for the Council to refuse the current proposal, using the same stretch of access road.
20. Where applications have been refused previously for similar proposals in the general locality, this has tended also to be because of the position of those sites outside of the development limits. Such an example is cited by the Highways Officer in his comment (reference 1/2005/0173/DM), where the primary reason for refusal was because the site was outside of the development limit, and the second reason given for refusal was due to the sub standard access.
21. In that particular case 'The Avenue' had not been upgraded as is currently happening now. Whilst the road is not to be made up to adoptable standard, it is to be further improved. Members are advised that this is a finely balanced application given the concerns of the Highways Authority. Taking into consideration the dwelling currently under construction has already been approved by the Council, it is recommended that Permission is granted, subject to a condition to restrict occupancy until the upgrade of 'The Avenue' has been satisfactorily completed.

Recommendation

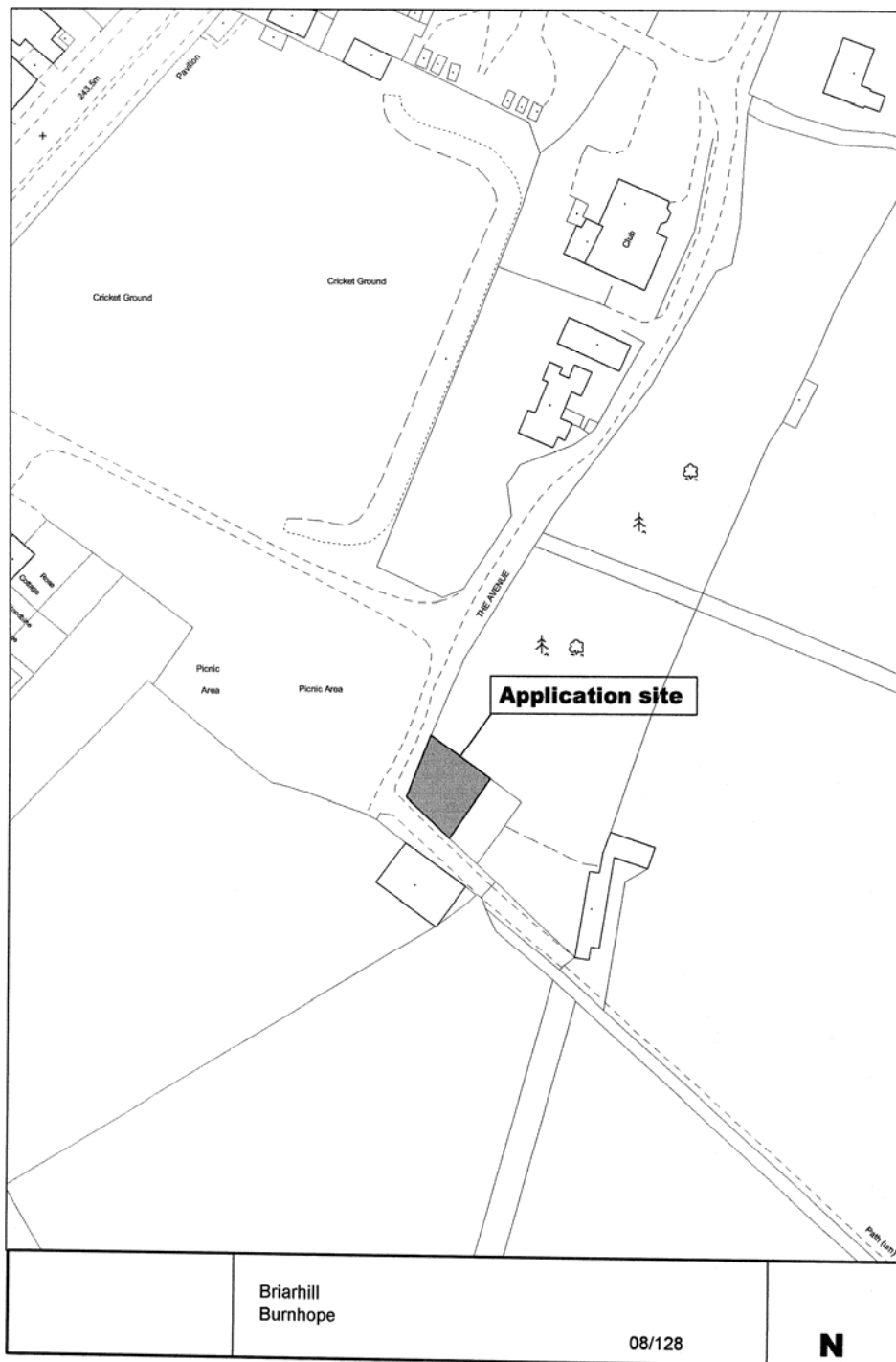
22. Conditional Permission
 - Outline Time Limit (ST)
 - Approved Plan (ST01)
 - Approval of the details of the scale, layout, appearance, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.
 - Prior to the development commencing full details of the upgrading of the access between the site and Co-operative Terrace shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the dwelling hereby approved
 - Reason: In order to provide a satisfactory access in the interests of highway safety
 - The dwelling hereby approved shall not be occupied until the sewage disposal and drainage works have been completed in accordance

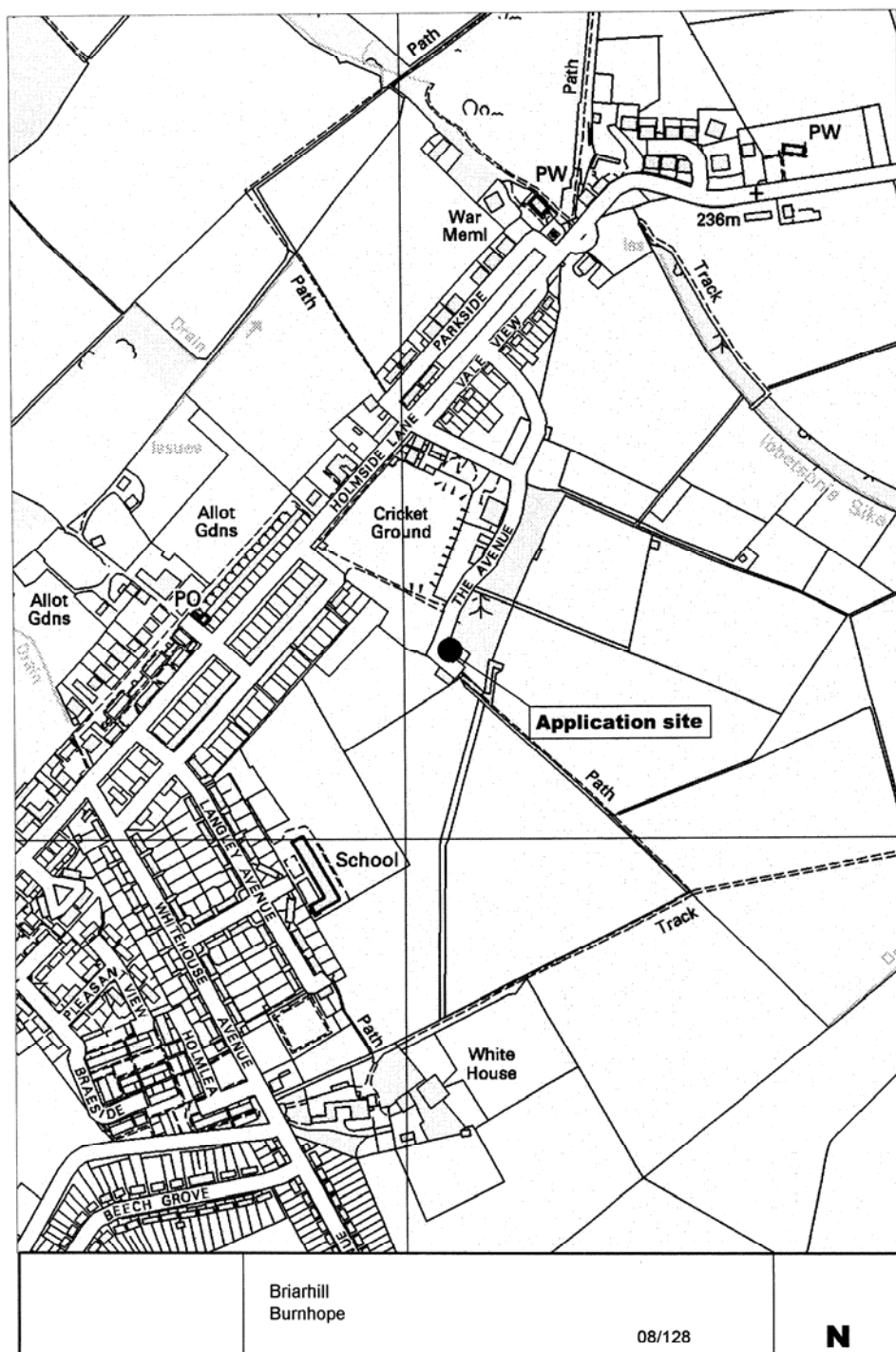
with details to be submitted to and agreed in writing by the Local Planning Authority.

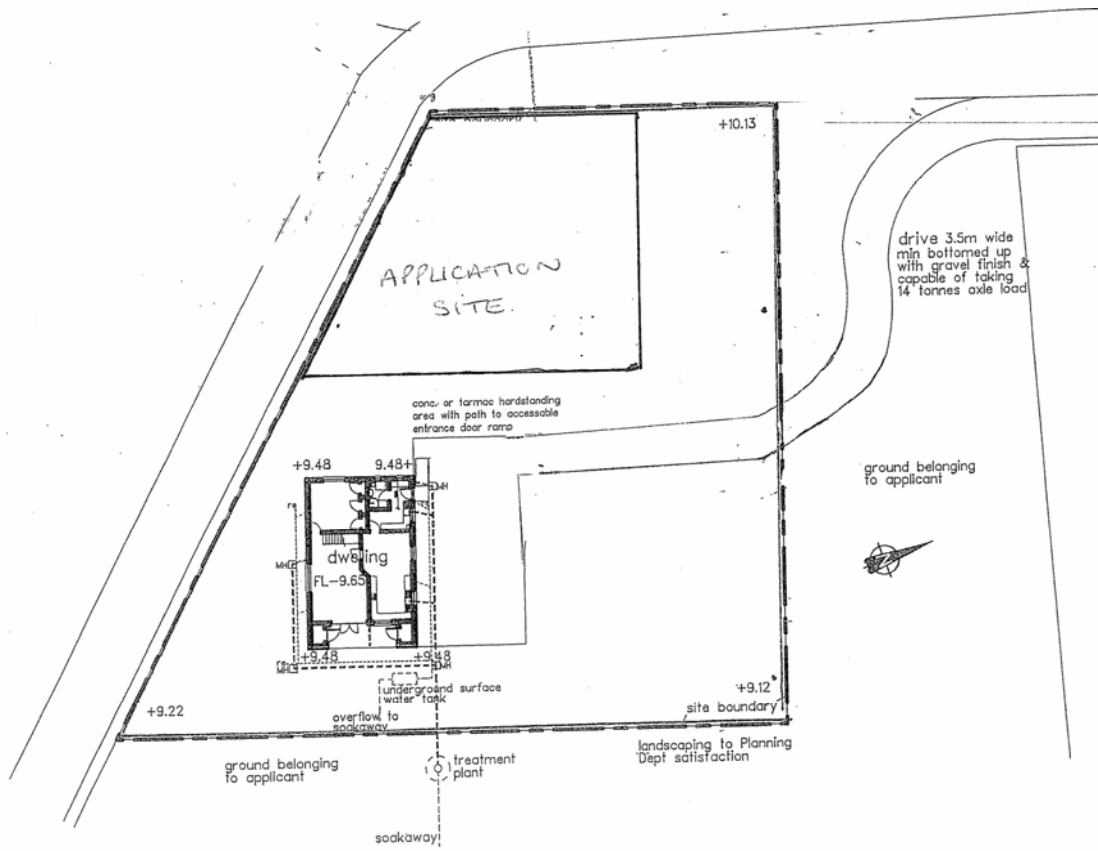
Reason for Approval

22. The site is within the development limit for Burnhope as defined in the Burnhope Inset Plan of the Local Plan and improvement works are currently being carried out to the access road 'The Avenue.' The decision to grant Planning Permission has been taken having regard to Policies B11, GDP1, HO5 and TR2 of the Derwentside District Plan, and relevant material considerations, as detailed in the report to the Development Control Committee. In the view of the Local Planning Authority no other material considerations outweigh the decision to grant Permission.

Report prepared by Shaun Wells, Senior Area Planning Officer







SITE PLAN

TREE PRESERVATION ORDERS

TPO 198

12/05/2008

Tree Preservation Order 198
Newbell House,
Villa Real Road,
Consett

The Background

1. On 2nd April 2008 the Council served a provisional Tree Preservation Order (TPO) on 38 individual trees at Newbell House, Villa Real Road Consett, to replace the revoked Tree Preservation Order 40 of the same name.
2. The primary reason for imposing a new Tree Preservation Order was to seek protection to clearly identify marked trees, which both individually and as a collective group were seen as important trees that make an outstanding contribution to the visual character and appearance of the area. These trees contribute to a high proportion of the overall trees to be found in the immediate area. This protection is provisional for a six month period and the Council must decide within the six month period whether to:
 - a) Confirm the Tree Preservation unmodified;
 - b) Confirm the Tree Preservation Order with modifications; or
 - c) Not to confirm the Tree Preservation Order.
3. This decision needs to be made by the 2nd October 2008, otherwise the trees that have been protected by a Tree Preservation Order since 9th March 1981 will no longer have any protection.
4. The old order and maps were ambiguous. Therefore determining which trees came under the protection of the Order was proving to be difficult, and it was decided to re-issue an Order, and still make sure the trees were protected.

Guidance

5. Tree Preservation Order, A Guide to Good Practice - Department of Communities and Local Government.

6. The above guidance from the Department of Communities and Local Government requires that the amenity value of the trees concerned are assessed in a structure and consistent way taking into account the following:
 - i. Visibility: the extent to which the trees can be seen by the local public and the trees impact on the local environment.
 - ii. Individual impact: the mere fact that the trees are publicly visible will not itself be sufficient to warrant a TPO. An assessment of the tree/trees in regards to their size, form (shape of tree) and its future potential as amenity have to be considered.
 - iii. Wider impact: the significance of the tree/trees in their surrounding taking both into account how suitable they are in their particular setting, as well as the presence of any other trees in the vicinity.
7. An evaluation form is used to aid the decision on whether to serve a Tree Preservation Order. This form considers the condition, suitability, age, size and visibility of the trees.

Consultations

8. Local residents were consulted. The comments received are summarised below:
 - They request that tree number 136 is removed from the Temporary Tree Preservation Order. This particular tree is one of three mature trees that are situated at the rear of the objector's property. The objector has issues regarding light restriction to the property due to these trees.
 - The occupier of 26 Villa Real Road would like to see the trees to the front of the property Newbell House, 30 Villa Real Road be included in the Tree Preservation Order in order to protect them and be replaced should they be felled.

Officer Assessment

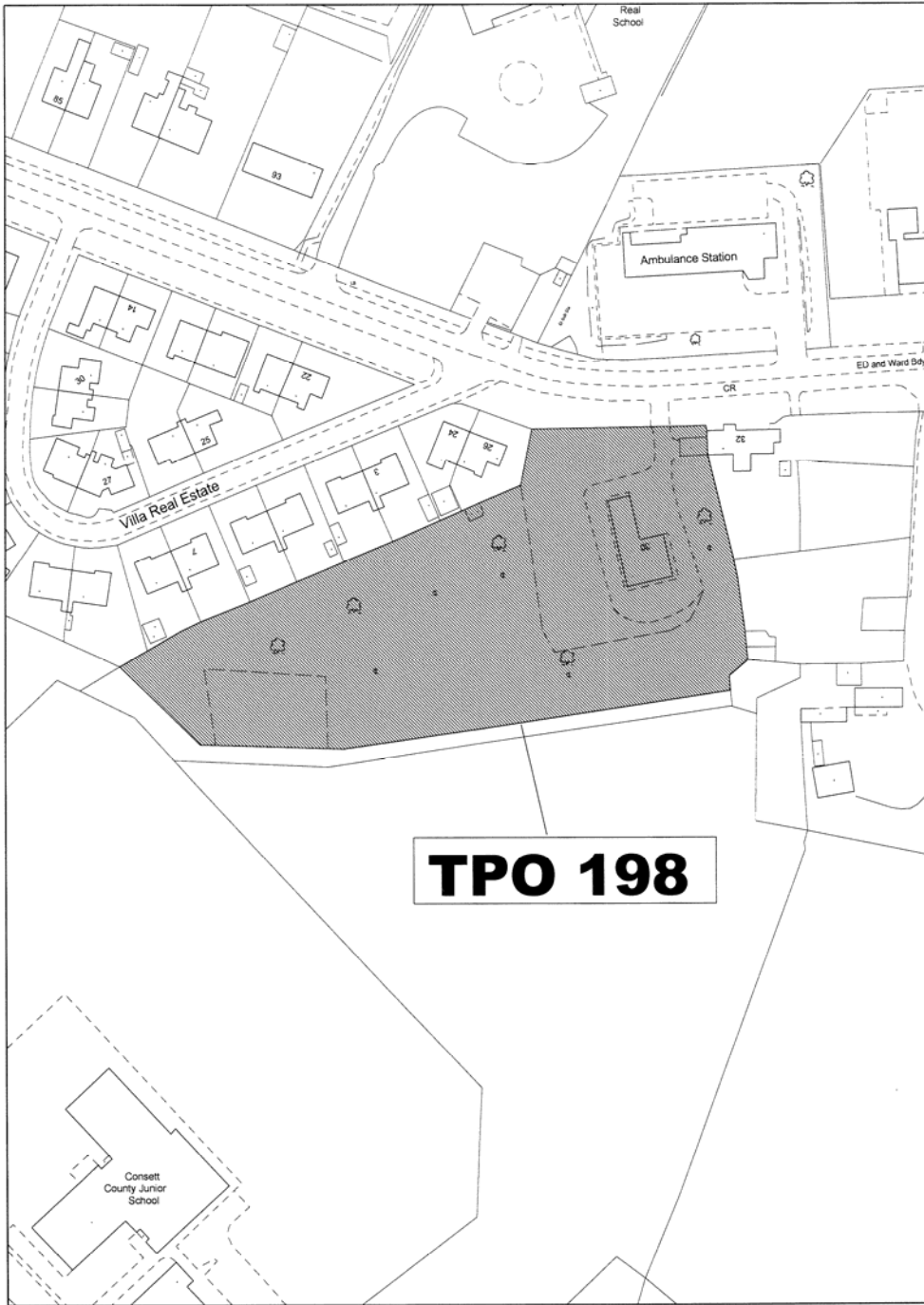
9. To decide whether a tree is to be included or not in the new Temporary Tree Preservation Order the current condition and form of the tree, species characteristic, safety of trees and also the vicinity of trees to each other have to be taken into consideration. This assessment is made with the professional advice of the County Council Arboriculturist. Tree Preservation Orders are not normally used to protect trees in poor condition, of poor form or trees that may be unsafe. The age of a tree(s) need to be considered in the light of both the time it would take to mature, and its forthcoming safe life expectancy.
10. An objector has raised concerns about tree number 136 and the impact that this has on their property. The removal of tree number 136 would not affect the overall impact of this group of trees therefore it is recommended that the Tree Preservation Order be confirmed with a modification to exclude tree number 136.

11. Regarding the trees to the front of the property known as Newbell House, these trees have since been revisited and an individual evaluation form completed for them. These are highly visible, however on closer inspection these mature trees have extensive signs of decay and in some cases are causing damage to the curtilage boundary wall. It seems that these were reasons the trees were not included in the Temporary Tree Preservation Order. It is recommended that this remains the case.

Recommendation

12. Tree Preservation Order No.198 be confirmed with modification, with the removal of tree number 136.

Report prepared by Karen Fisher, Biodiversity Projects Officer



TPO 198

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DEVELOPMENT CONTROL COMMITTEE

29th May 2008

APPENDIX – DISTRICT LOCAL PLAN POLICIES

The following local plan policies have been referred to in report contained in this Agenda:

Policy GDP1

When considering proposals for new development, the Council will not only assess each application against the policies in the following chapters, but will also expect, where appropriate, the following measures to have been incorporated within each scheme:

- (a) a high standard of design which is in keeping with the character and appearance of the area. The form, mass, layout, density and materials should be appropriate to the site's location, and should take into account the site's natural and built features;
- (b) designed and located to conserve energy and be energy efficient;
- (c) protection of existing landscape, natural and historic features;
- (d) protection of important national or local wildlife habitats, no adverse effect upon, or satisfactory safeguards for, species protected by the Wildlife and Countryside Act 1981, no harmful impact on the ecology of the District and promotion of public access to, and the management and enhancement of, identified nature conservation sites;
- (e) the protection of open land which is recognised for its amenity value or the contribution its character makes to an area;
- (f) the provision of adequate landscaping within the design and layout of the site and where appropriate creation of wildlife habitats reflecting the semi-natural vegetation of the surrounding area and using native species wherever possible;
- (g) designed and located to deter crime and increase personal safety;
- (h) protection of the amenities of neighbouring occupiers and land users;
- (i) adequate provision for surface water drainage;
- (j) protection of areas liable to flood from development;
- (k) protection of ground water resources and their use from development.

Policy EN1

Development in the countryside will only be permitted where it benefits the rural economy or helps to maintain or enhance landscape character. Proposals should be sensitively related to existing settlement patterns and to historic, landscape, wildlife and geological resources of the area.

Policy EN2

Except where specific provision has been made in the Plan, development outside existing built up areas will not be permitted if it results in:

- (a) the merging or coalescence of neighbouring settlements; or
- (b) ribbon development; or
- (c) an encroachment into the surrounding countryside.

Policy EN14

Demolition of buildings, structures or features in conservation areas will only be permitted where:

- (a) demolition of the existing building would preserve or enhance the character or appearance of the area; or
- (b) demolition would enable a use or redevelopment which would enhance the character or appearance of the area and an acceptable replacement development has been granted planning permission.

Policy EN23

When considering development proposals, regard will be had to the need to maintain the nature conservation value and integrity of the following wildlife corridors of strategic importance:

The Derwent Valley
The Browney Valley
Derwent/Browney Link
Beamish/Greencroft Link

Wherever possible, development proposals which would impinge on a wildlife corridor should include compensatory measures to enhance or restore the nature conservation interest of the area.

Policy EN26

In the determination of applications for planning permission, the Council will take account of the potential pollution which may be

caused by the proposed development. Planning permission will only be granted for development which is not likely to have an adverse impact on the environment having regard to the likely levels of air, noise, soil or water pollution.

Policy HO5

Housing development on small sites will only be permitted in the settlements listed below, where the development:

- (a) is appropriate to the existing pattern and form of development in the settlement; and
- (b) does not extend beyond the existing built up area of the settlement; and
- (c) represents acceptable backland or tandem development; and
- (d) does not exceed 0.4 hectares in size if taken together with an adjoining site.

Annfield Plain (Including Catchgate And West Kyo)

Blackhill

Burnhope

Burnopfield

Castleside

Consett

Cornsay Colliery

Craghead

Crookgate

Delves Lane (Including Crookhall)

Dipton (Including Flinthill)

Ebchester

Esh

Esh Winning

Greencroft

Hamsterley (Including Low Westwood)

Hamsterley Mill

Harelaw

Hobson (Including Pickering Nook)

Iveston

Lanchester

Langley Park

Leadgate

Maiden Law

Medomsley

Moorside

New Kyo

No Place

Oxhill

Quaking Houses

Quebec

Satley
Shotley Bridge
Stanley (Including Shield Row)
Tanfield
Tanfield Lea (Including Broomhill)
Tantobie
The Dene
The Grove
The Middles
South Moor (Including Oxhill)
White-Le-Head

Policy HO19

Planning permission will only be granted for the extension or alteration of a dwelling if the proposal:

- (a) reflects the character of the original dwelling and its surroundings; and
- (b) respects the scale of the original dwelling; and
- (c) incorporates pitched roofs wherever possible; and
- (d) specifies materials to match those of the existing dwelling; and
- (e) does not result in an unacceptable loss of privacy and/or amenity to neighbouring occupiers; and
- (f) does not result in the loss of off-street car parking space such that the level of provision is reduced to below the minimum requirements.

Policy EN6

In the following areas of high landscape value development will be permitted provided that it pays particular attention to the landscape qualities of the area in the siting and design of buildings and the context of any landscaping proposals:

Policy TR2

Planning permission for development will only be granted where the applicant can satisfy the Council that the scheme incorporates, where necessary:

- (a) a clearly defined and safe vehicle access and exit; and
- (b) adequate provision for service vehicles; and
- (c) adequate vehicle manoeuvring, turning and parking space; and
- (d) effective access at all times for emergency vehicles; and
- (e) satisfactory access to the public transport network; and
- (f) a satisfactory access onto the adopted road network.

Planning permission will only be granted if the proposal also complies with the car parking standards in Appendix D.

Policy BI1

No new housing development at Burnhope will be approved outside the development limit.